

73 Tillysburn Park,
Belfast, BT4 2PD



Asking Price £225,000

Telephone 02890 595555
www.simonbrien.com



KEY FEATURES

- Very Well Presented Detached Bungalow In A Cul-De-Sac Setting
- Three Well Proportioned Bedrooms
- Living Room With Feature Gas Fire
- Open Plan Kitchen With Integrated Appliances / Dining Area / Family area
- Contemporary White Shower Suite
- Cloakroom With WC
- uPVC Double Glazed Window Frames
- Oil Fired Central Heating
- Ample Off Street Parking
- Enclosed Rear Garden With Brick Paved Patio & Raised Shrub Beds
- Convenient To Belfast City Centre, Holywood & Ballyhackamore
- Close To Local Park, Shops, Public Transport Links

SUMMARY

This very well presented detached bungalow is found within this cul-de-sac setting off the Holywood Road, Belfast.

Located close to Belfast City Centre and a great range of amenities within East Belfast such as schools, parks, cafes and restaurants, public transport links and arterial routes are within easy reach.

The layout comprises an entrance hall with cloakroom with WC, storage cupboard, living room with feature gas fire, open plan kitchen with integrated appliances / dining area / family area, three well-proportioned bedrooms and a contemporary white shower suite.

Outside, the property has a neat front garden in lawn, ample off street parking to the side and a low maintenance rear garden finished in paviors and raised shrub beds.



ACCOMMODATION

GROUND FLOOR

uPVC double glazed front door leading to:

ENTRANCE HALL:

Wood effect ceramic tiled floor.

CLOAKS CUPBOARD:

Wall mounted gas fired boiler. Access to hotpress.

CLOAKROOM:

Contemporary white suite comprising push button WC. Vanity unit with mixer taps. Chrome towel radiator. Wood effect ceramic tiled floor.

LIVING ROOM:

17' 4" x 11' 4" (5.28m x 3.45m)

Wood effect ceramic tiled floor. Glazed fronted gas fire.



DINING / FAMILY AREA:
17' 5" x 9' 11" (5.31m x 3.02m)

Wood effect ceramic tiled floor. Open to:

KITCHEN:
11' 2" x 8' 0" (3.4m x 2.44m)

Excellent range of modern high and low level units. 1.5 bowl stainless steel sink unit with mixer taps. Partially tiled walls. 4 ring hob and Bergstrom stainless steel extractor canopy over. Twin 'Bosch' ovens. Integrated fridge and freezer, dishwasher, and washing machine. Wood effect laminated wooden floor.

SHOWER ROOM:

Contemporary white suite comprising shower cubicle with 'Mira' shower. Push button WC. Vanity unit with mixer taps. Wood effect ceramic tiled floor. Chrome towel radiator. Recessed spotlighting.

BEDROOM (1):

12' 5" x 8' 7" (3.78m x 2.62m)

Wood effect laminate wooden floor.

BEDROOM (2):

12' 0" x 7' 8" (3.66m x 2.34m)

Laminate wooden floor. Access to roof space.



BEDROOM (3):

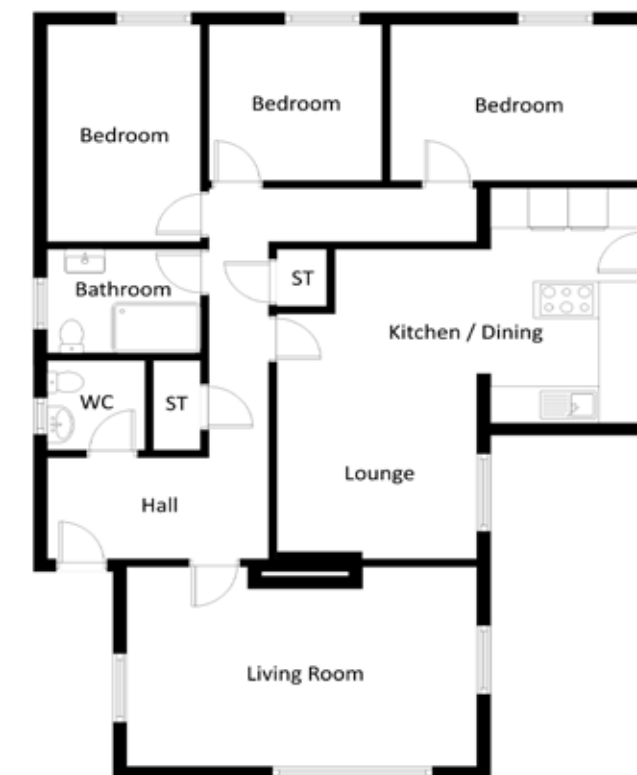
9' 2" x 8' 7" (2.79m x 2.62m)

Laminate wooden floor.



OUTSIDE

Brick paved patio with raised shrub beds to the rear. To the front, garden in lawn and tarmac driveway.



Location



Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at www.simonbrien.com



Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



REF: JD/C/21/SO



EPC REF: 9039-7627-7000-0428-4292

South Belfast
525 Lisburn Road
Belfast BT9 7GQ
T 02890 668888
E southbelfast@simonbrien.com

North Down
48 High Street
Holywood BT18 9AE
T 02890 428989
E holywood@simonbrien.com

East Belfast
237 Upper Newtownards Road
Belfast BT4 3JF
T 02890 595555
E eastbelfast@simonbrien.com

Newtownards
17 High Street
Newtownards BT23 4XS
T 02891 800700
E newtownards@simonbrien.com

Simon Brien Residential for themselves and for the Vendors or Lessors of the property whose agents they are give notice that; i) these particulars are given without responsibility of Simon Brien Residential or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; ii) Simon Brien Residential cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; iii) no employee of Simon Brien Residential has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; iv) VAT may be payable on the purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; v) Simon Brien Residential will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.