

35 Garnerville Gardens,
Belfast, BT4 2PA



Asking Price £155,000

Telephone 02890 595555
www.simonbrien.com

KEY FEATURES

- Attractive Semi-Detached Property
- Three Well Proportioned Bedrooms
- Through Lounge / Dining Area
- Modern Fitted Kitchen
- Contemporary White Bathroom Suite
- uPVC Double Glazed Window Frames
- Oil Fired Central Heating
- Enclosed Rear Garden
- Convenient To The Outer Ring, Holywood Exchange & Belfast City Centre
- Close To Titanic Quarter, Belfast City Airport & Local Schools

SUMMARY

This attractive semi-detached property is found off Garnerville Drive, Belfast, a well-established residential setting within East Belfast. Convenient to Holywood Exchange, the Outer Ring, and Belfast City Centre, Garnerville is also close to shops, schools, parks, and recreational amenities.

The property layout comprises an entrance hall, through lounge / dining area and a modern fitted kitchen. On the first floor, there are three well-proportioned bedrooms (two with built-in wardrobes), and a contemporary white bathroom suite. The property benefits from uPVC double glazed window frames and oil fired central heating. Outside, there is a forecourt garden with parking area, and an enclosed rear garden with paved patio areas.

Early viewing is recommended.



ACCOMMODATION

GROUND FLOOR

uPVC double glazed front door and double glazed side panels leading to:

ENTRANCE HALL:

Understairs storage cupboard.

THROUGH LOUNGE / DINING: 25' 9" x 10' 4" (7.85m x 3.15m)

Gas inset fire.





KITCHEN:
9' 4" x 6' 10" (2.84m x 2.08m)

Range of high and low level units. Single drainer stainless steel sink unit with mixer taps. Partially tiled walls. 4 ring stainless steel gas hob and under oven with stainless steel extractor canopy over. Plumbed for washing machine.

FIRST FLOOR

LANDING:

Access to roof space.



BATHROOM:

Contemporary white suite comprising panelled bath. Fully tiled shower cubicle with 'Triton' electric shower. Pedestal wash hand basin. Push button WC. Fully tiled walls.

BEDROOM (1):
12' 6" x 10' 3" (3.81m x 3.12m)

Access to hotpress.



BEDROOM (2):
12' 6" x 8' 11" (3.81m x 2.72m)
(to wardrobes)

Excellent range of built-in wardrobes and cupboards.



BEDROOM (3):
9' 0" x 7' 6" (2.74m x 2.29m)

Built-in wardrobes.



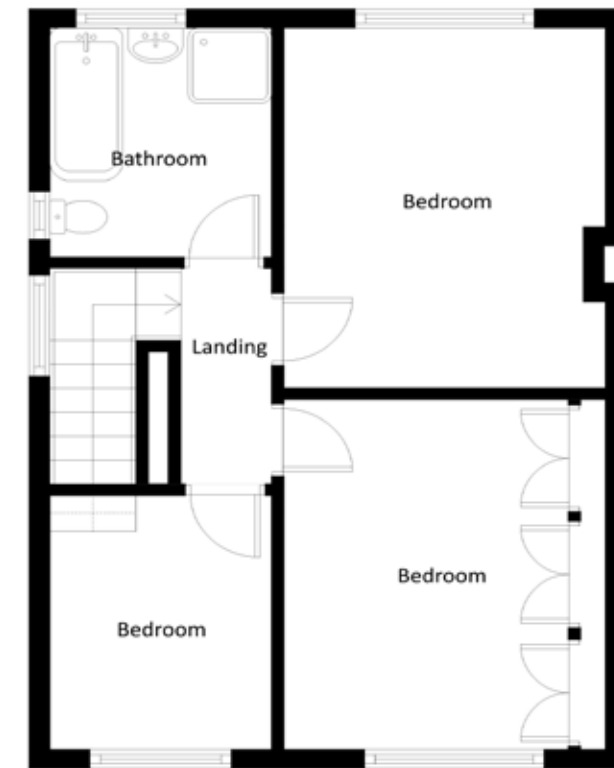
OUTSIDE

Rear paved patio area with steps down to further paved patio area. Outside tank and boiler house with oil fired boiler. Outside tap and light. Front forecourt garden.



35 Garnerville Gardens, Belfast (Ground Floor)

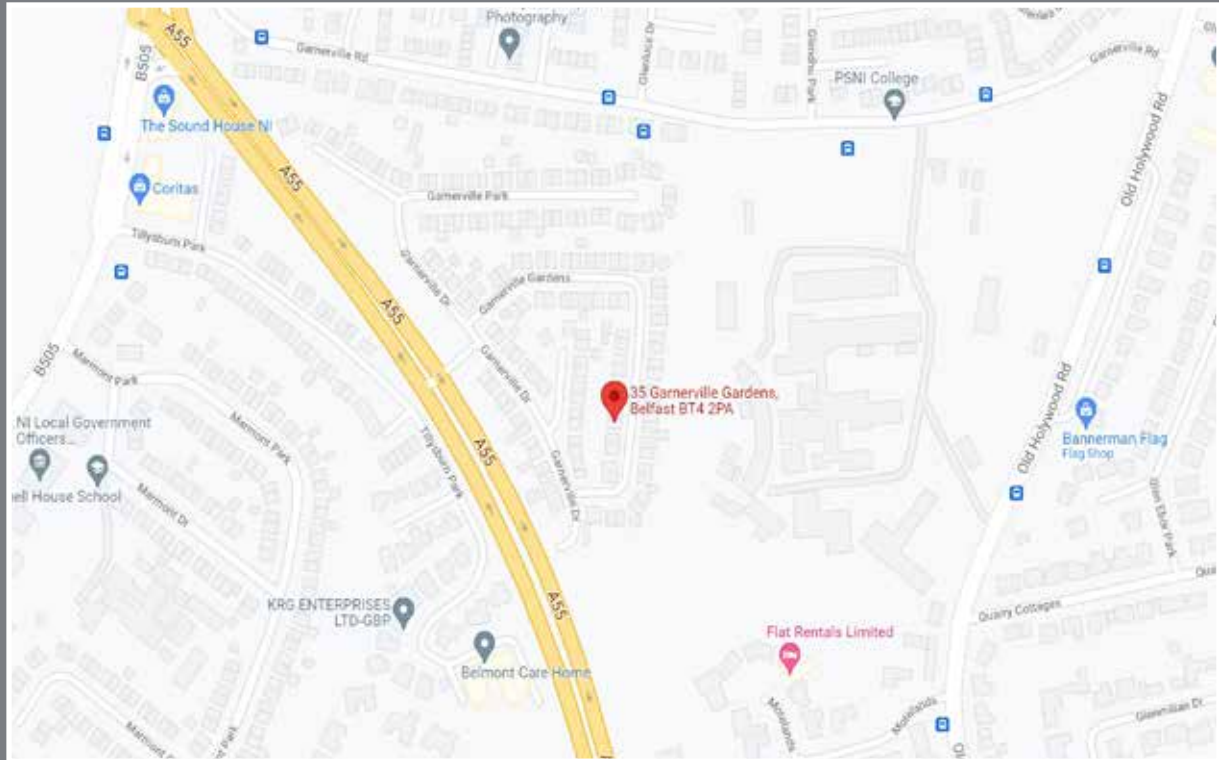
Plans for illustrative Purposes Only



35 Garnerville Gardens, Belfast (1st Floor)

Plans for illustrative Purposes Only

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/I/21/SO



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		66 D
39-54	E	52 E	
21-38	F		
1-20	G		

EPC REF: 1900-0415-0722-0008-3193

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.