

simon**BRIEN**
RESIDENTIAL

63 Melfort Drive,
Belfast, BT5 7FE



Asking Price £125,000

Telephone 02890 595555
www.simonbrien.com



KEY FEATURES

- Well Presented Semi-Detached Property
- Convenient To A Varied Range Of Local Amenities
- Ideally Suitable For The First Time Buyer
- Early Viewing Highly Recommended
- Lounge
- White Suite Fitted Kitchen With Ample Dining Area
- Three Bedrooms
- Shower Room
- Garden To Front & Large Enclosed South Facing Garden To Rear
- Gas Fired Central Heating
- uPVC Double Glazing
- Popular & Convenient Residential Location

SUMMARY

We are delighted to offer for sale this well presented semi-detached property. Internally, this property has been well maintained by the current vendors, and would be ideally suited for the first time buyer.

The accommodation comprises of; three bedrooms, lounge, fitted kitchen open plan to dining area and shower room with white suite. Other benefits include; uPVC double glazing and gas fired central heating.

The property provides ease of access to Kings Square Shopping Complex, and bus routes to Belfast City Centre. Early viewing is highly recommended.



ACCOMMODATION

GROUND FLOOR

Entrance door.

ENTRANCE HALL:

Wood laminate floor.

LIVING ROOM:

15' 6" x 10' 2" (4.72m x 3.1m)

Oak floor.



**KITCHEN WITH DINING AREA:
15' 4" x 8' 5" (4.67m x 2.57m)**

Full range of high and low level units, stainless steel single drainer sink unit with mixer taps, recess for cooker, plumbed for washing machine, plumbed for dishwasher.



FIRST FLOOR



**BEDROOM (1):
9' 5" x 8' 5" (2.87m x 2.57m)**

Built in robe.



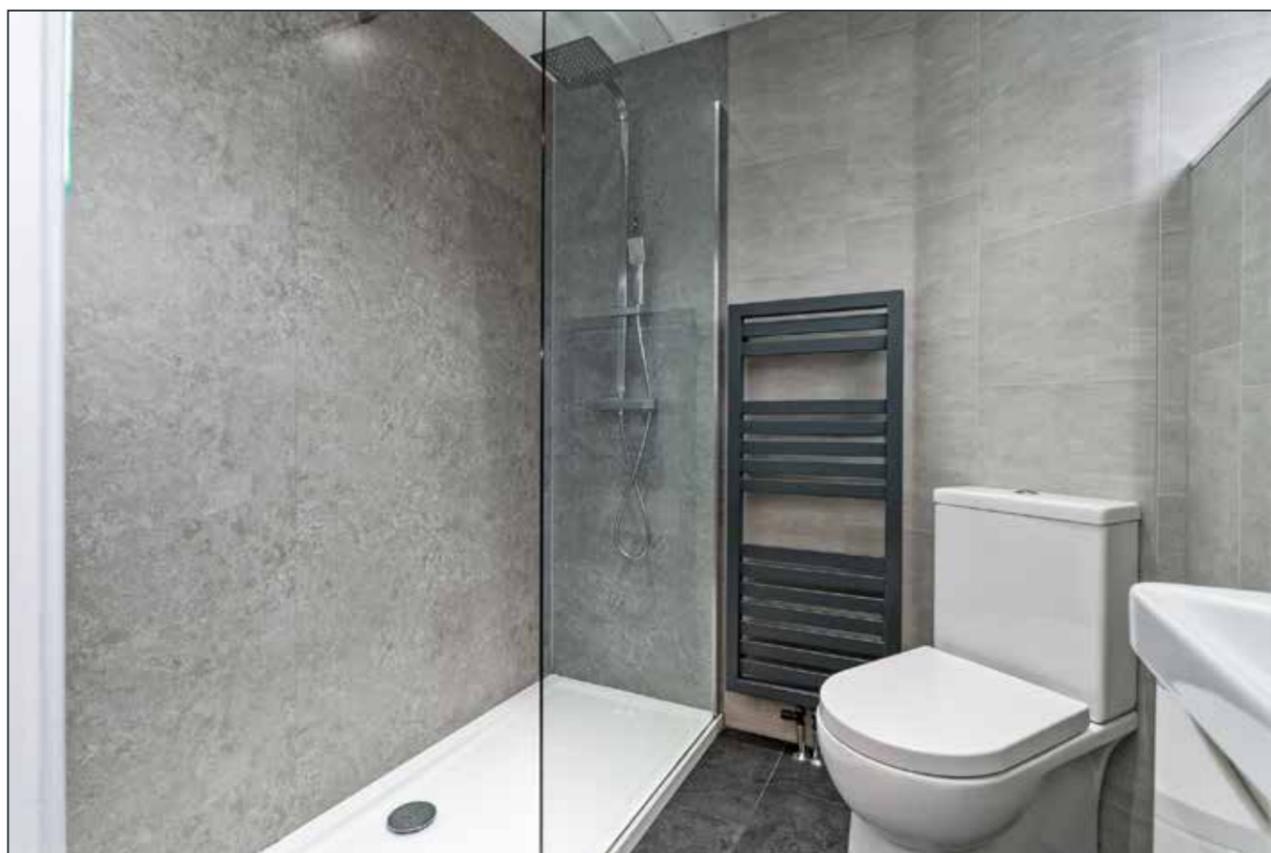
**BEDROOM (2):
10' 5" x 8' 2" (3.18m x 2.49m)**



BEDROOM (3):
8' 6" x 8' 5" (2.59m x 2.57m)

SHOWER ROOM:

Shower cubicle with overhead rain shower, low flush WC, sink unit with mixer taps, towel radiator, PVC panelled walls, light mirror.



OUTSIDE

To the rear is a generous South facing rear garden with timber decked patio.



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: SHJD/A/24/AN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	72 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC REF: 4400-8150-0922-0323-3943

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