

simon**BRIEN**  
RESIDENTIAL

125 Belmont Road,  
Belfast, BT4 2AD



Asking Price £215,000

Telephone 02890 595555  
[www.simonbrien.com](http://www.simonbrien.com)

## KEY FEATURES

- Beautifully Presented Three Storey Terrace
- Four Well Proportioned Bedrooms
- Through Lounge / Dining Area With Cast Iron Stove
- Modern Fitted Kitchen
- Contemporary White Bathroom Suite
- PVC Double Glazed Window Frames
- Gas Fired Central Heating
- Enclosed Rear Yard With Decked Patio
- Within Strolling Distance Of Restaurants, Cafes & Shops
- Close To Public Transport Links, Schools, Belfast City Centre & Parks

## DESCRIPTION

This beautifully presented three storey terrace is found in the heart of Belmont, East Belfast.

Located close to cafes, restaurants, shops as well as excellent public transport links, Belfast City Centre is also within easy reach.

The layout comprises an entrance hall, through lounge / dining area with cast iron stove and modern fitted kitchen on the ground floor.

On the first floor, there are two bedrooms and a contemporary white bathroom suite. On the second floor there are two further bedrooms. The property benefits from gas heating and double-glazed window frames. Outside, there is an enclosed rear yard with decked patio area.

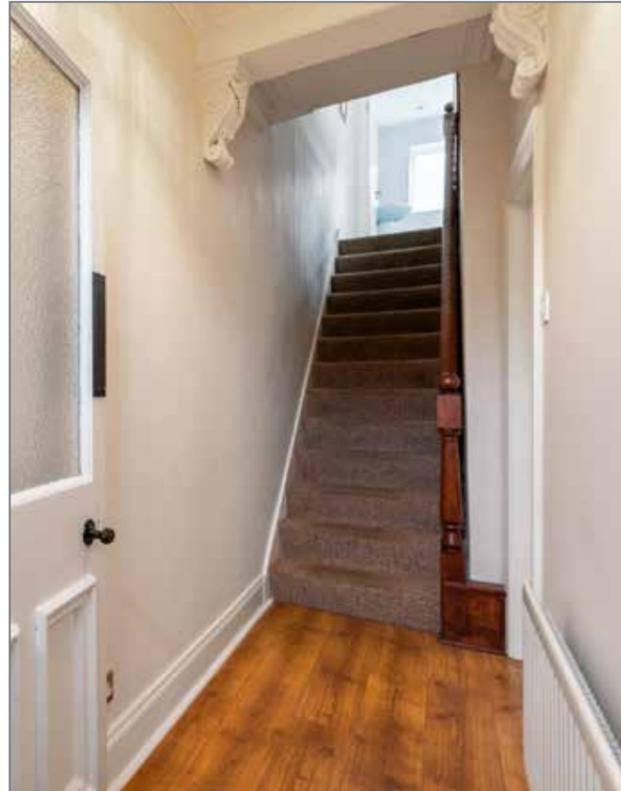
This stylish home will appeal to those seeking to take advantage of this extremely convenient location.

## ACCOMMODATION

### ENTRANCE

#### ENTRANCE PORCH:

Composite front door to entrance porch with tiled floor, glazed door to entrance hall with laminate wood floor.



## GROUND FLOOR

### LOUNGE:

23' 0" x 12' 4" (7.01m x 3.76m)

Cast iron stove, double glazed doors to yard.





**KITCHEN:**  
**13' 2" x 7' 4" (4.01m x 2.24m)**

Range of modern high and low level units, partly tiled walls, 4 ring gas hob, stainless steel under bench oven, stainless steel extractor fan, plumbed for washing machine and dishwasher, laminate wooden flooring



**FIRST FLOOR**

**BEDROOM (1):**  
**15' 7" x 9' 6" (4.75m x 2.9m)**

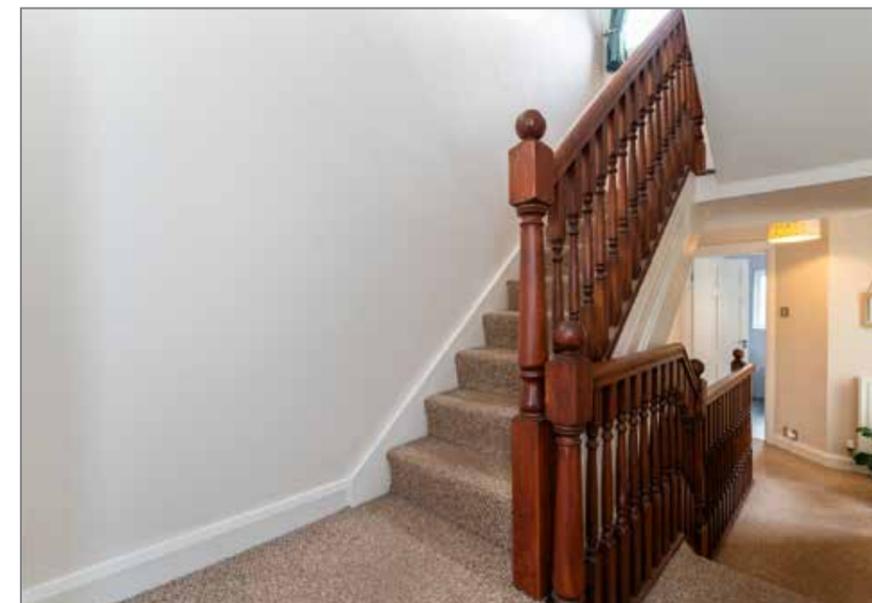
Cast iron fireplace.

**BEDROOM (2):**  
**9' 8" x 9' 3" (2.95m x 2.82m)**



**BATHROOM:**

Contemporary white suite, panelled bath with mixer taps and shower over, pedestal wash hand basin with mixer taps, push button WC, pvc panelled walls and ceramic tiled floor.



**SECOND FLOOR**

**BEDROOM (3):**  
14' 7" x 9' 8" (4.44m x 2.95m)



**BEDROOM (4):**  
9' 0" x 7' 6" (2.74m x 2.29m)  
Eaves storage.



**OUTSIDE**

Rear garden - Enclosed rear yard with decked patio area.



Ground Floor



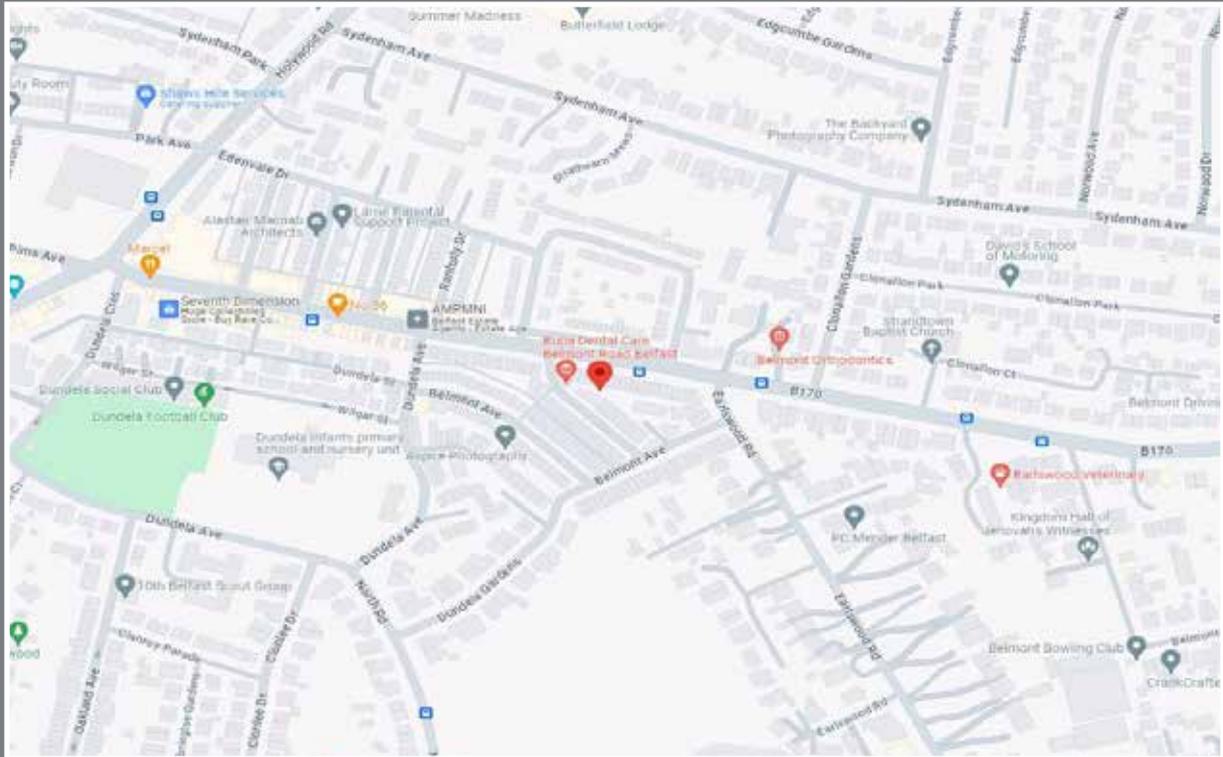
First Floor



Second Floor



# 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](http://www.simonbrien.com)

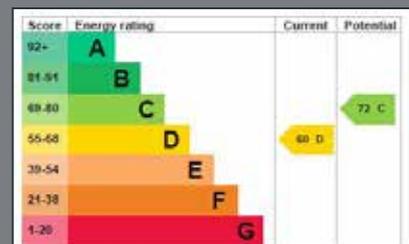


## Lettings Department

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/N/24/SD



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**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

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