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RESIDENTIAL

33 Cherryvalley Gardens,
Belfast, BT5 6PQ



Offers Over £365,000

Telephone 02890 595555
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KEY FEATURES

- Immaculately presented four bedroom semi-detached home
- Situated in a prime and popular residential location off Cherryvalley Park
- Living room to front of house
- Open plan kitchen, living and dining space to the rear with woodburning stove and doors to gardens
- Downstairs cloakroom
- Three bedrooms on first floor
- Contemporary bathroom on first floor
- Bedroom four on second floor with dormer window
- Enclosed landscaped rear garden
- Driveway parking to front
- Gas central heating
- Double glazed windows
- Convenient location close to Stormont Estate, a host of local amenities, schools and transport networks

SUMMARY

33 Cherryvalley Gardens is an immaculately maintained four bedroom semi-detached home, situated off Cherryvalley Park in East Belfast. This area is highly sought after as is located so close to an abundance of local amenities, Stormont Estate is a short walk, Belmont and Ballyhackamore village are a short drive away and Belfast City Centre is easily reached via car or public transport links.

The accommodation comprises of an entrance hall with fully fitted cloakroom, living room with bi-folding doors opening to the open plan living space to the rear. There is a fully fitted kitchen with island, living space with wood burning stove and a large dining space which would cater for 8-10 people. On the first floor are three bedrooms and a recently fitted bathroom. There is a further bedroom on the second floor with dormer window.

To the front is driveway parking and to the rear is an enclosed landscaped garden. The heating is gas fired and windows are double glazed.

All in all this is a superb property with nothing to do but move in and enjoy.



ACCOMMODATION

GROUND FLOOR

Panelled entrance door to Entrance Hall.

ENTRANCE HALL:

Wood strip floor, recessed lighting.



CLOAKROOM:

6' 7" x 4' 7" (2.01m x 1.4m)

Low flush WC, wash hand basin, panelled walls with shelving and hanging space, gas boiler, tiled floor, recessed lighting.





LIVING ROOM:
12' 11" x 11' 10" (3.94m x 3.61m)
(Into bay)

Fire surround with tiled inset and hearth, wood strip floor, fitted shutters, bi-folding glazed doors to Kitchen/Living/Dining.



OPEN PLAN KITCHEN/LIVING/DINING:
25' 1" x 22' 3" (7.65m x 6.78m) (At widest points)

Kitchen with excellent range of high and low level units, stainless steel sink unit with mixer taps, 4 ring gas hob with extractor hood, integrated double oven, recess for fridge freezer, integrated dishwasher, island with breakfast bar dining, storage cupboard with shelving and plumbing for washing machine, living with wood burning stove and slate hearth, dining area, space for 8-10 seater table and chairs, PVC door to rear, attractive outlook to gardens, wood strip floor, recessed lighting.





FIRST FLOOR

BEDROOM (1):
13' 10" x 10' 8" (4.22m x 3.25m)



BATHROOM:
9' 9" x 6' 6" (2.97m x 1.98m)

Contemporary suite comprising of closed cistern WC, wash hand basin with vanity unit beneath and illuminated wall mirror above, panelled bath with mixer taps and shower fitment, heated towel radiator, fully tiled walls, tiled floor.



BEDROOM (2):
10' 8" x 10' 8" (3.25m x 3.25m)

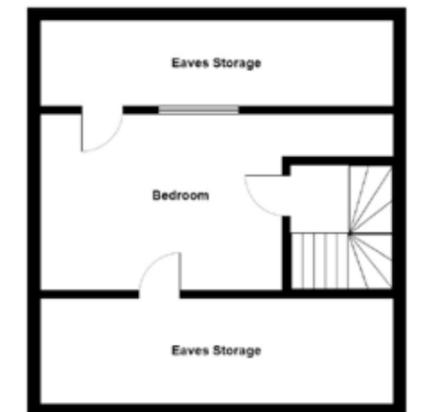
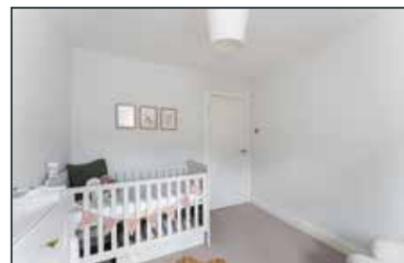


BEDROOM (4):
14' 3" x 10' 10" (4.34m x 3.3m)

Dormer window, eaves storage, recessed lighting.



BEDROOM (3):
10' 1" x 9' 1" (3.07m x 2.77m)



OUTSIDE

Enclosed garden laid in lawns and raised shrub beds, water supply.

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

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REF: TB/C/24/AN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	67 D	67 D
39-54	E		
21-38	F		
1-20	G		

EPC REF: 2020-1002-9140-3501-9825

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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