

simon**BRIEN**  
RESIDENTIAL

20 Ashbrook Drive,  
Belfast, BT4 2FG



Asking Price £185,000

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## KEY FEATURES

- Very Well-Presented Semi-Detached Property In A Cul-De-Sac Location
- Three Bedrooms
- Through Lounge / Dining Area With Double Glazed French Doors Leading To Patio Area
- Modern Fitted Kitchen With Integrated Appliances
- Contemporary White Bathroom Suite
- Gas Fired Central Heating
- uPVC Double Glazed Window Frames
- Off Street Parking
- Detached Garage
- Enclosed Rear With Paved Patio Area
- Convenient To Belfast City Centre, Titanic Quarter and Victoria Park
- Close Public Transport Links, Schools, Shops & Restaurants

## DESCRIPTION

This very well-presented semi-detached property is found off Hollywood Road, East Belfast in a cul-de-sac setting.

This beautiful home is convenient to Victoria Park, Belmont & Ballyhackamore as well as a host of local schools and public transport links.

The property layout comprises an entrance hall, downstairs cloakroom storage, through lounge/dining area with double glazed French doors leading to the rear patio and modern fitted kitchen with integrated appliances on the ground floor.

On the first floor, there are three bedrooms and a contemporary white bathroom suite. Outside, there is a brick paved forecourt, off street parking to the side leading to a detached garage and a enclosed paved rear garden.

The property benefits from gas fired central heating and double-glazed window frames. Early viewing is advised.

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL:

Composite front door, double glazed inset and side panels to entrance hall with storage cupboard, wall mounted gas fired boiler, under stairs storage cupboard and ceramic tiled floor.



## THROUGH LOUNGE:

20' 4" x 10' 6" (6.2m x 3.2m)

Laminate wood floor, double glazed French doors to rear.



**KITCHEN:**  
**10' 5" x 9' 2" (3.18m x 2.79m)**

Excellent range of modern high and low level units, integrated dishwasher, fridge freezer, 1.5 bowl sink unit, 4 ring electric hob and extractor fan over, hide and slide oven, spotlights, ceramic tiled floor.



**FIRST FLOOR**

**LANDING:**

Access to roofspace, part floored



**BATHROOM:**

Contemporary white suite, mixer taps with shower fitment over, fully tiled walls, vanity unit, push button wc, ceramic tiled floor



**BEDROOM (1):**  
**11' 0" x 8' 5" (3.35m x 2.57m)**  
 Built in sliderobes, laminate wood floor



**BEDROOM (2):**  
**10' 8" x 8' 8" (3.25m x 2.64m)**  
 Laminate wood floor



**BEDROOM (3):**  
**8' 10" x 8' 2" (2.69m x 2.49m)**  
 Laminate wood floor, built in robes



**OUTSIDE**

Enclosed paved patio, outside tap and light, driveway to side, back paved forecourt

**DETACHED GARAGE:**  
**16' 7" x 9' 6" (5.05m x 2.9m)**

Up and over door, power and light, brick store

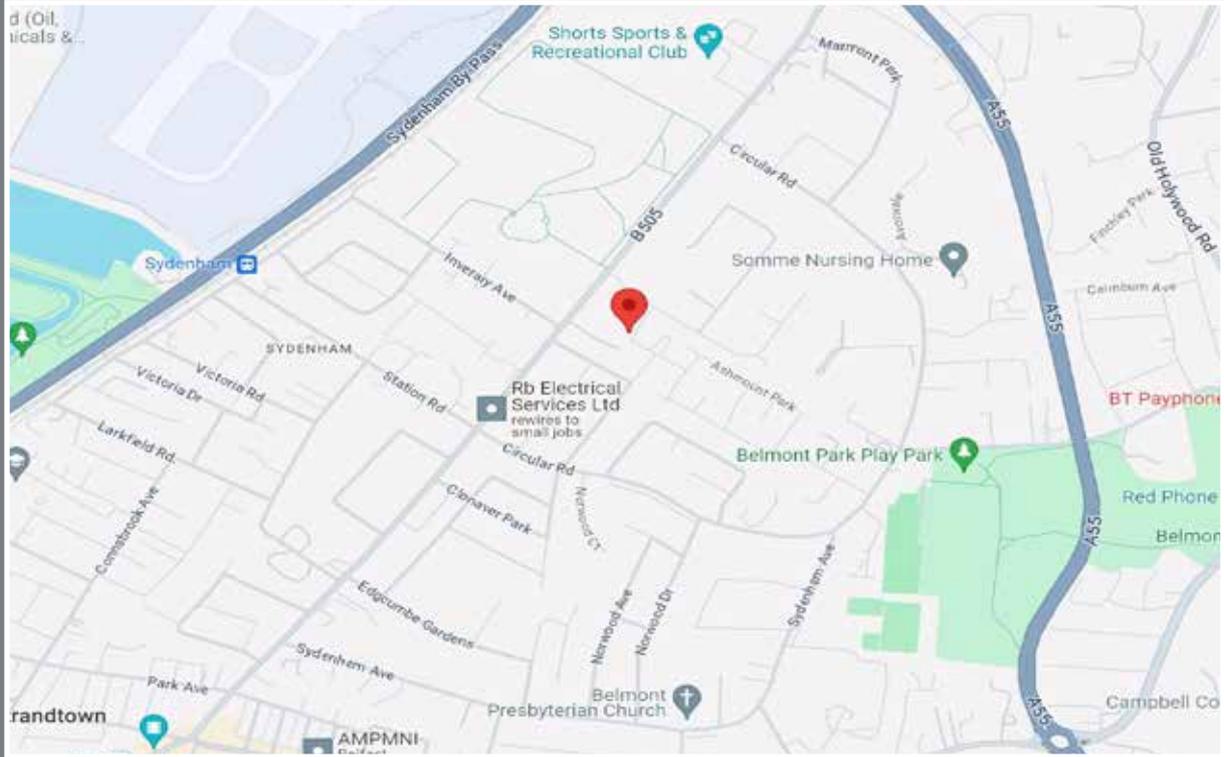


GROUND FLOOR

FIRST 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**



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