

'Burns Cottage'
6 Ballycoan Road, Belfast, BT8 8LL



Offers Over £200,000

Telephone 02890 668888
www.simonbrien.com

KEY FEATURES

- Charming Detached Two Bedroom Property
- B2 Listed Property
- Modern Fitted Kitchen
- Dining Area Off Kitchen
- Living Room With Feature Fireplace
- Modern Bathroom Suite
- Enclosed Garden In Lawn
- Oil Fired Central Heating
- Idyllic Rural Setting Yet Belfast, Lisburn And Many Parts Of The Province Are Very Accessible
- Early Inspection Essential To Appreciate All It Has To Offer

SUMMARY

Simon Brien Residential are delighted to bring to the resale market this beautifully presented two bedroom Cottage set in the rural countryside but still convenient to many local amenities including, Tesco Superstore at Newtownbreda and Forestside Shopping Centre. Shaws Bridge and Clement Wilson Park are within a five minute drive.

The property on the ground floor comprises a living area with feature cast iron fireplace, dining room and a recently fitted kitchen with integrated appliances. On the first floor are two double bedrooms. Outside boasts a garden in lawns surrounded by mature hedgerows. The cottage has many period features accented by a newly fitted kitchen and white bathroom suite.

Please contact our South Belfast Office on 028 9066 8888 to arrange an appointment at your earliest convenience.



ACCOMMODATION

GROUND FLOOR

Solid wooden front door leading to:

RECEPTION HALL:

Tiled floor. Low voltage spotlighting.

KITCHEN:

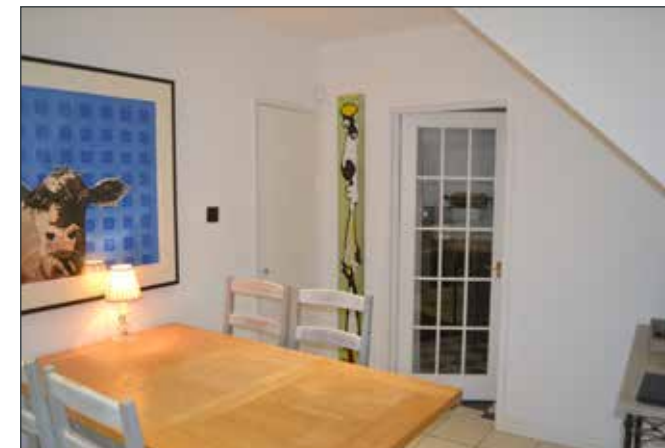
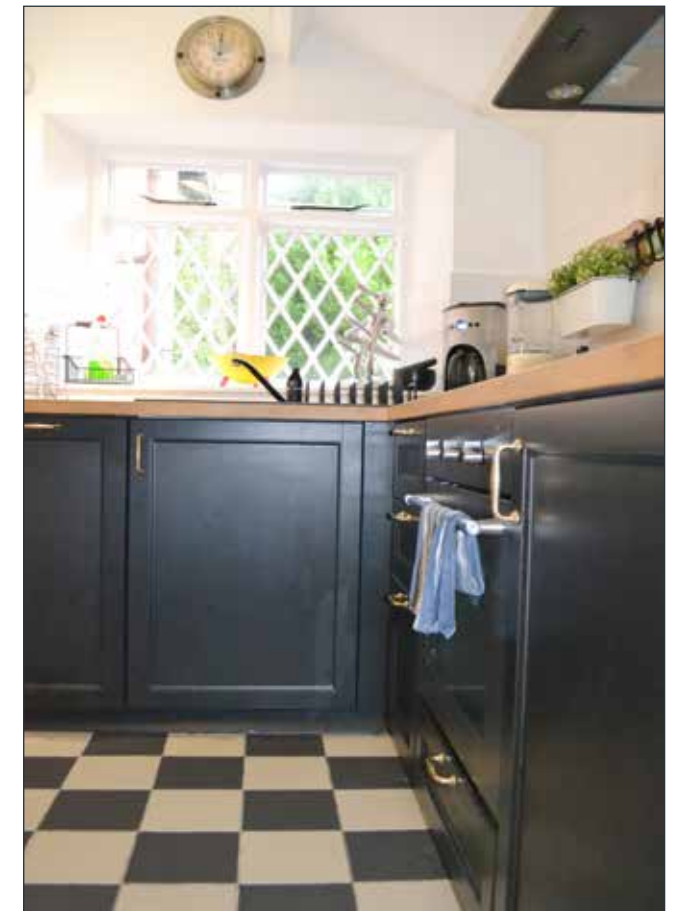
10' 7" x 6' 2" (3.23m x 1.89m)

Low level units. Inset sink. Solid wooden work surfaces. 4 ring ceramic hob with electric under oven. Integrated dishwasher. Built-in fridge/freezer. Integrated washer/dryer. Partially tiled walls. Tiled flooring.

DINING AREA:

12' 5" x 11' 5" (3.79m x 3.49m)

Built-in cupboards. Tiled floor. Low voltage spotlighting.





LIVING ROOM:

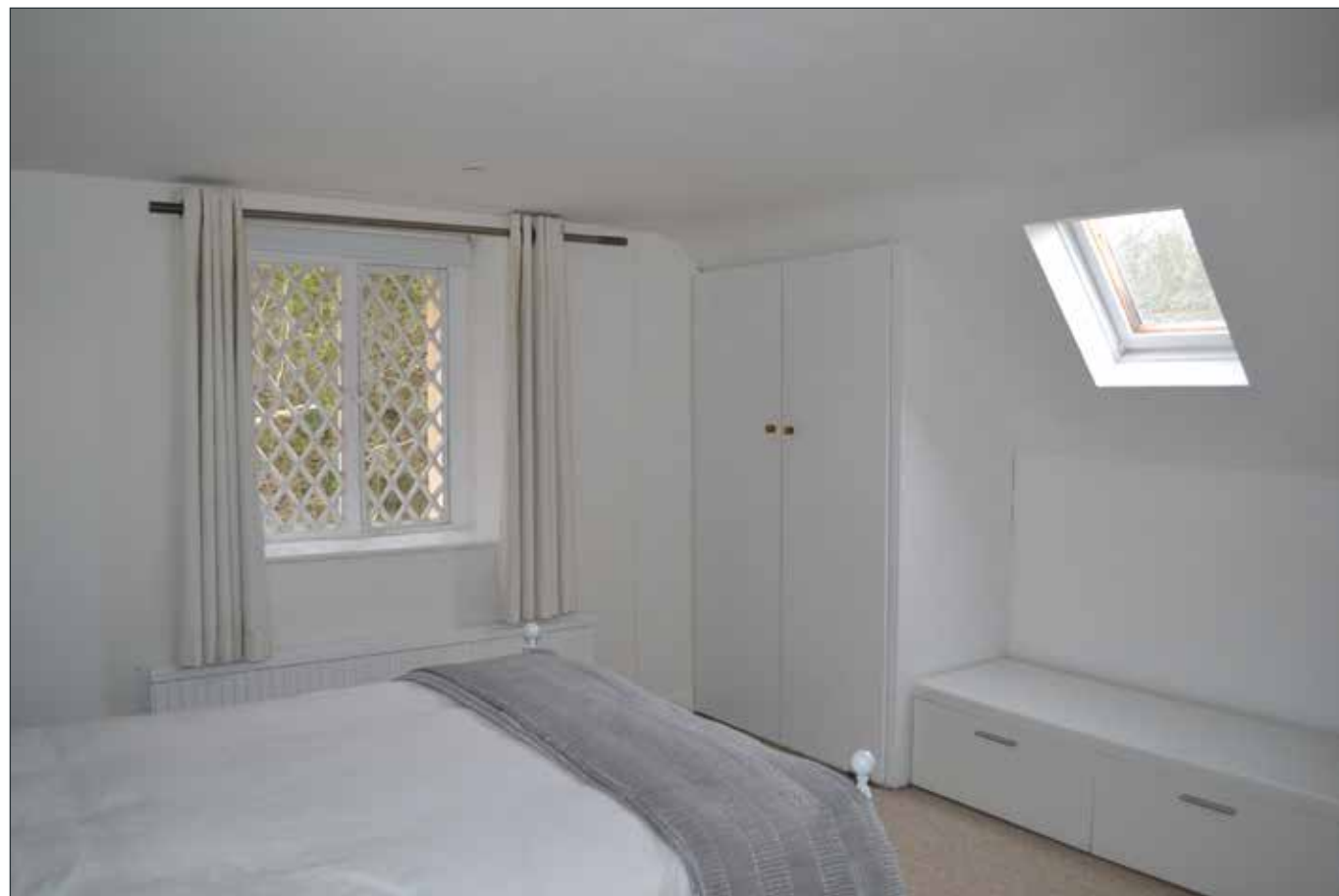
13' 6" x 12' 1" (4.11m x 3.69m)

Original fireplace. Matching tiled floor. Low voltage spotlighting.

BATHROOM:

Panelled bath. Low flush WC. Pedestal wash hand basin. Fully tiled shower cubicle with 'Triton' electric shower. Partially tiled walls. Ceramic tiled floor. Extractor fan. Low voltage spotlighting.





FIRST FLOOR

LANDING

BEDROOM (1):

13' 1" x 12' 10" (4.00m x 3.91m)

Built-in wardrobe. Low voltage spotlighting. Access to roof space.



BEDROOM (2):

12' 8" x 9' 5" (3.85m x 2.86m)

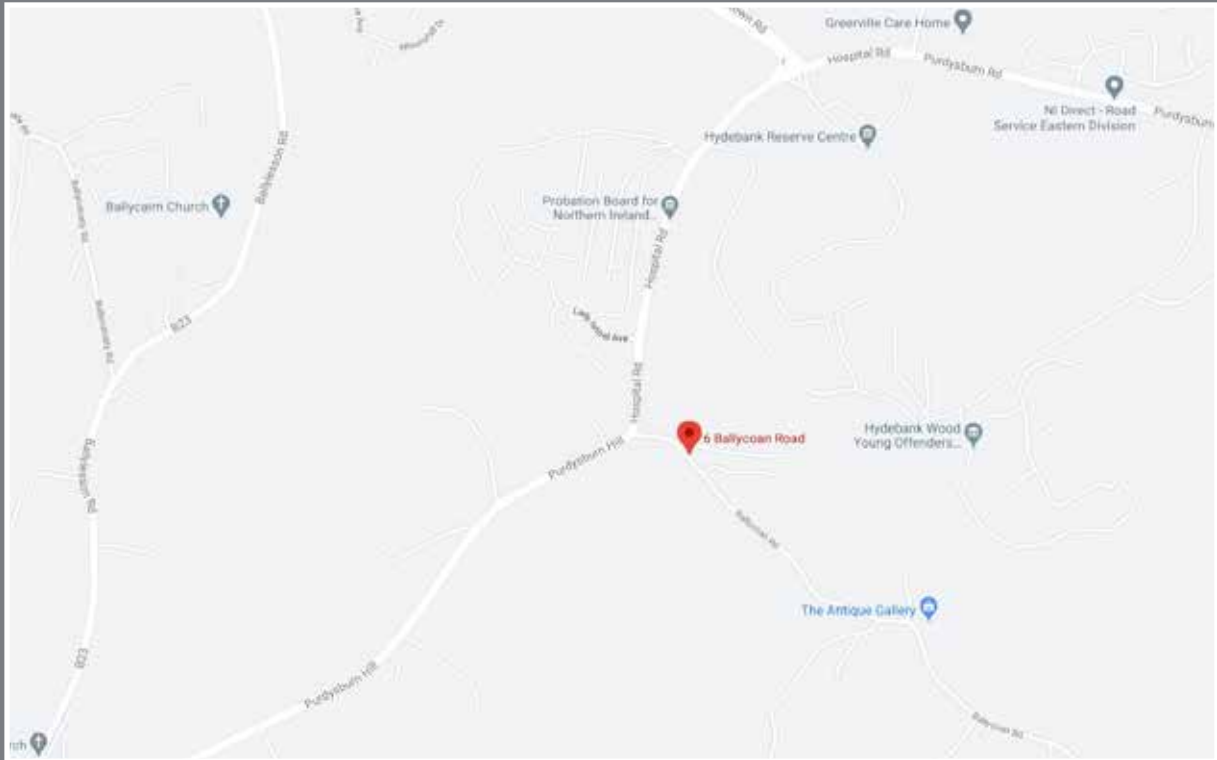
Low voltage lighting.

OUTSIDE

Paved pathway leading to enclosed garden in lawn with solid stone wall and fence.



Location



Travelling from Shaws Bridge towards the Purdysburn Road, turn right at the lights and continue onto Hospital Road passing Belvoir Park. Ballycoan Road is first on your left.

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: RL/H/20/SO



	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81-91		
C 69-80		
D 55-68		
E 39-54		
F 21-38	25	36
G 1-20		
Not energy efficient - higher running costs		

EPC REF: 0263-2980-0988-9777-0701

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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