

simon**BRIEN**
RESIDENTIAL

4 Briar Hill,
Belfast, BT8 6XW



Asking Price £239,950

Telephone 02890 668888
www.simonbrien.com

KEY FEATURES

- Stunning Extended Semi-Detached Home In Quiet Residential Area
- Entrance Hall With French Oak Floor And Fully Tiled Downstairs WC
- Lounge With Sandstone Fireplace And Feature Tiled Wall With Lighting Above
- Modern Kitchen With Full Range Of Appliances
- Open Plan Dining And Living Room With Walnut Floor, Matching Tiled Wall And 'Morso' Multi Fuel Burner
- Study/Guest Bedroom On Ground Floor
- Large Utility Room/Secondary Kitchen
- Three Bedrooms
- Luxury Fully Tiled Family Bathroom With White Suite
- Gas Fired Central Heating, UPVC Double Glazed Windows
- Front Garden Laid In Lawns, Flower Beds And Ample Driveway Parking
- Landscaped Enclosed Rear Garden With Paving And Stoned Pathways, Barked Flower Beds, Garden Shed

DESCRIPTION

Located off the Cairnshill Road, this is a stunning extended semi-detached family home in an area of great demand. Within close proximity to the Saintfield Road, city centre and east of the city this property allows easy access to work, rest and play. The current owners have modernised the property to an excellent standard with an abundance of unique features.

Other benefits include gas fired central heating, ample off street parking and sunny landscaped garden at the rear to enjoy those long summer nights. All in all a superb opportunity to purchase in a popular area and where very little work is required.

Therefore we strongly recommend an internal inspection at your earliest convenience which can be arranged through our Lisburn Road office on 028 9066 8888.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL:

uPVC front door with glazed side panel.

ENTRANCE HALL:

Cupboard under stairs, French oak strip floor.

CLOAKROOM:

4' 5" x 4' 3" (1.35m x 1.3m)

Fully tiled, wash hand basin, low flush WC, heated towel rail.



LOUNGE:

13' 1" x 11' 8" (3.99m x 3.56m)

French oak strip floor, sandstone fireplace, gas coal effect fire, feature tiled wall with lighting above.



LUXURY KITCHEN:

21' 1" x 8' 1" (6.43m x 2.46m)

Full range of high and low level units, laminate worktop, single drainer sink unit, integrated dishwasher, induction five ring ceramic hob, "Caple" angled black gloss extractor hood, Sweepovac system under cupboards, exposed brick arch, part tiled floor, part tiled walls, single oven, "Kuppersbusch" combi oven/microwave, 2 no. skylights, open plan to:



LIVING/DINING ROOM:
18' 2" x 13' 3" (5.54m x 4.04m)

Walnut feature tiled floor, double doors to garden, "Morso" multi-fuel burner, tiled floor below Velux window.



UTILITY/SECOND KITCHEN:
10' 4" x 7' 11" (3.15m x 2.41m)

Contrasting range of high and low level units, laminate worktop, integrated freezer, laminate floor, double doors to rear.



STUDY/GUEST

BEDROOM:
9' 11" x 7' 5" (3.02m x 2.26m)

Double doors to front garden, built-in cupboards and desk, purpose built cupboard with pull out wall bed.

FIRST FLOOR

LANDING:

Hotpress, gas fired boiler, access to part floored roof space.



BEDROOM (1):
11' 1" x 9' 3" (3.38m x 2.82m)

Full range of built-in robes and dressing table, bedside cabinet, half panelled walls.



BEDROOM (2):
10' 10" x 10' 9" (3.3m x 3.28m)

Full range of slide space robes with mirror to front.



BEDROOM (3):
11' 4" x 9' 9" (3.45m x 2.97m)

Built-in robes, dressing table, bedside cabinet.



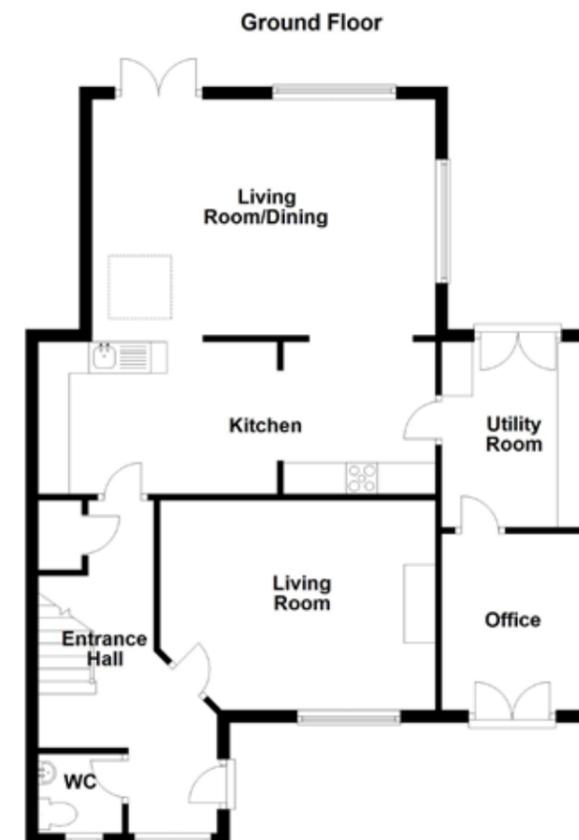
FULLY FITTED LUXURY FAMILY BATHROOM:

Low flush WC, heated towel rail, wash hand basin and vanity unit with three drawers, wall mirror with light, corner shower cubicle with thermostatic shower, freestanding bath with telephone hand shower and Grohe taps.

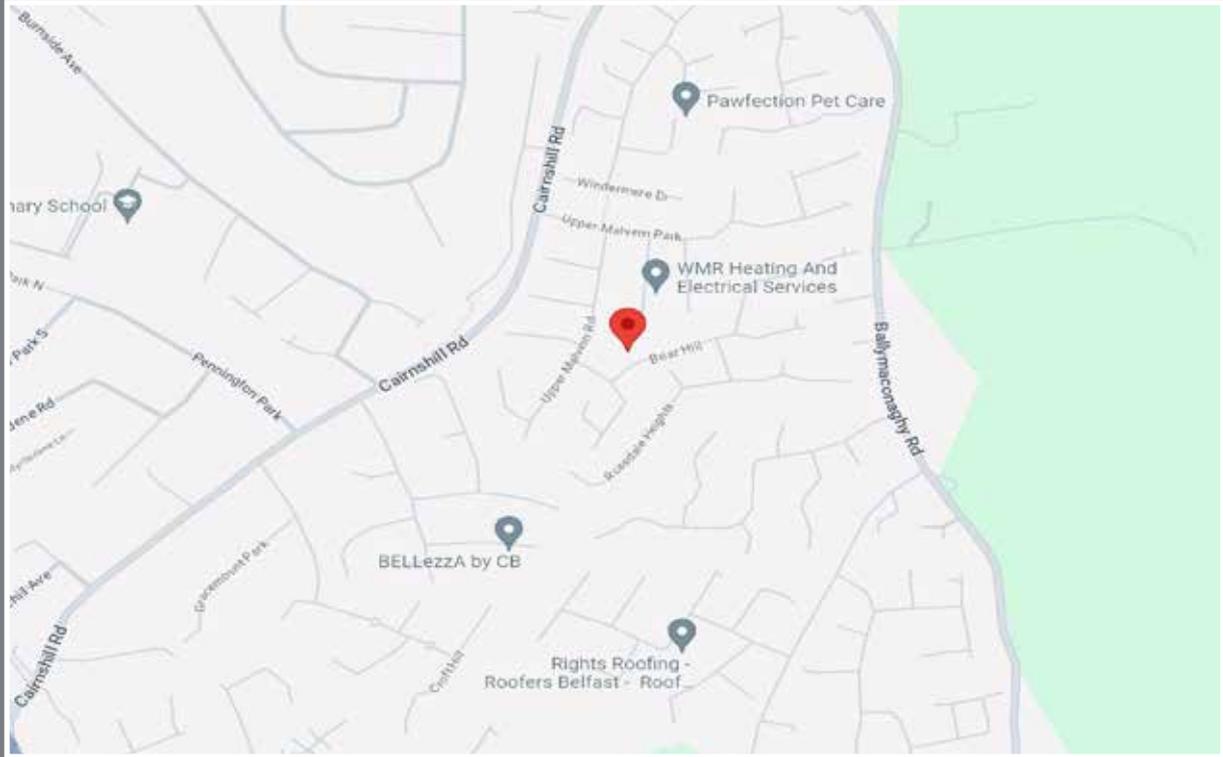


OUTSIDE

Fully paved driveway for ample parking, lawns and barked flower beds. Private enclosed landscaped garden, log store, paved patio, stoned paths, barked flower beds.



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

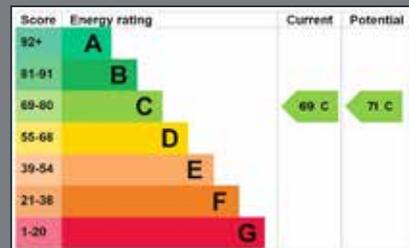


Lettings Department

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: RL/B/24/SD



EPC REF: 9443-0924-6600-2978-6996

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

Simon Brien Residential for themselves and for the Vendors or Lessors of the property whose agents they are give notice that; i) these particulars are given without responsibility of Simon Brien Residential or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; ii) Simon Brien Residential cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; iii) no employee of Simon Brien Residential has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; iv) VAT may be payable on the purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; v) Simon Brien Residential will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.