

simon**BRIEN**
RESIDENTIAL

1 Danesfort Park Court,
Belfast, BT9 7RF



Asking Price £399,950

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KEY FEATURES

- Attractive End Townhouse Set Within Exclusive Development
- Generously Proportioned And Exceptionally Well Presented Accommodation
- Four Double Bedrooms
- Two Reception Rooms
- High Quality Fully Fitted Kitchen Open To Dining
- Separate Utility Room And Downstairs Cloakroom With WC
- Contemporary Bathroom And Two Ensuites
- Gas Fired Central Heating And PVC Double Glazing
- Alarm System Installed
- Two Allocated Parking Spaces
- Well-Tended Enclosed Courtyard Style Garden With Artificial Grass
- Popular And Convenient Residential Location Off Stranmillis Road Close To Local Amenities, Schooling And Belfast City Centre



SUMMARY

The Danesfort development is exceptionally well located off the main Stranmillis Road and has consistently proved popular with a wide range of purchasers who appreciate the quality of housing on offer, together with the convenience of the location close to all local amenities, excellent schooling, Queens University and Belfast city centre.

This particular end townhouse has exceptionally well appointed accommodation laid over four floors providing a layout comprising of four generous bedrooms, two reception rooms, kitchen with casual dining area, separate utility room together with high quality bathroom and two ensembles. In addition the property benefits from two allocated parking spaces and a fully enclosed courtyard style garden.

Likely to be of interest to the professional or family in today's market. Viewing is by private appointment through our South Belfast office on 028 9066 8888.



ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL:

Hardwood door. Tiled floor.

CLOAKROOM:

Low flush WC. Wash hand basin. Ceramic tiled floor.

LIVING ROOM:

15' 0" x 10' 8" (4.57m x 3.25m)

KITCHEN/DINING:

15' 7" x 12' 8" (4.75m x 3.86m)

Excellent range of high and low level units. Inset 1.5 tub sink unit. Granite worktops. Recess for Range cooker. Integrated fridge/freezer. Dishwasher. Ceramic tiled floor. Double doors to rear garden.

UTILITY:

7' 0" x 6' 4" (2.13m x 1.93m)

High and low level units. Single drainer sink unit. Plumbed for washing machine.



FIRST FLOOR

DRAWING ROOM:
15' 8" x 15' 0" (4.78m x 4.57m)

Attractive sandstone fireplace with gas fire.

BATHROOM:

White suite. Panelled bath, mixer tap, telephone hand shower. Low flush WC. Wash hand basin in vanity unit. Fully tiled walls and floor.



BEDROOM (4):
15' 8" x 12' 4" (4.78m x 3.76m)



SECOND FLOOR

MASTER BEDROOM:
15' 7" x 12' 4" (4.75m x 3.76m)

ENSUITE:

Fully tiled shower enclosure. Low flush WC. Wash hand basin. Fully tiled walls and floor.





BEDROOM (2):
15' 8" x 12' 7" (4.78m x 3.84m)

ENSUITE:
Fully tiled shower enclosure. Low flush WC. Wash hand basin. Fully tiled walls and floor.

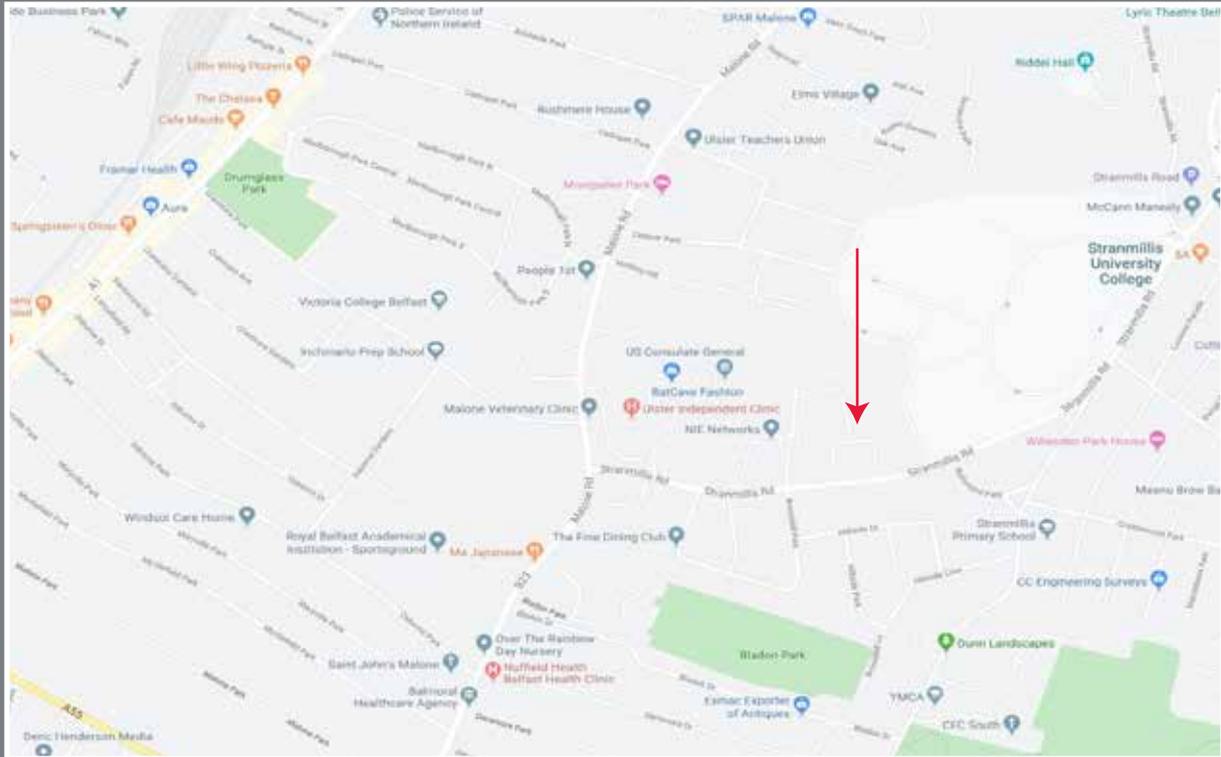
THIRD FLOOR
BEDROOM (3)/STUDY:
23' 0" x 11' 0" (7.01m x 3.35m)

Range of fitted units.

OUTSIDE
Enclosed courtyard garden with artificial grass and patio area. Two allocated parking spaces.



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: ML/A/20/FB



	Current	Potential
Vary energy efficient - lower running costs		
A 92-100		
B 81-91		
C 69-80	73	76
D 55-68		
E 39-54		
F 21-38		
G 1-20		
Not energy efficient - higher running costs		

EPC REF: 2819-7037-0214-6395-5904

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