

**simonBRIEN**  
RESIDENTIAL

45 Garland Hill,  
Belfast, BT8 6YL



Offers Over £217,950

Telephone 02890 668888  
[www.simonbrien.com](http://www.simonbrien.com)



## KEY FEATURES

- Attractive Semi-Detached Family Home
- Three Bedrooms, Main Bedroom With Ensuite
- Spacious Living Room With Feature Fireplace
- Fully Fitted Kitchen Open To Dining Area With uPVC Doors Leading Outside
- Modern Fully Tiled Bathroom
- Driveway Parking
- Pleasant Gardens To The Front And Rear South Facing Garden
- PVC Double Glazing
- Gas Fired Central Heating
- Popular And Convenient Residential Location
- Timber Shed – Used As A Utility Room
- Cooper Log Cabin With Veranda, Power & Electric & Heating (Currently Used As Home Office)

## SUMMARY

The Four Winds area of South Belfast is an extremely popular residential location which is favoured by young families and first time buyers who appreciate the ease of convenience to a host of amenities including shopping at Forestside and Newtownbreda, local schooling and transport routes to and from the City Centre and other surrounding towns.

This particular semi-detached is well presented throughout and comprises of three bedrooms, spacious living room, fully fitted kitchen open to dining together with bathroom and ensuite. The property also benefits from pleasant gardens to the front and rear and excellent driveway parking and a fantastic log cabin ideal for working from home.

Semi-detached homes in this location consistently prove popular and we have no hesitation in encouraging appointments at your earliest convenience.



## ACCOMMODATION

### GROUND FLOOR

uPVC double glazed front door with double glazed side panels to:

### RECEPTION HALL:

Laminate wooden floor. Understairs storage cupboard.

### LIVING ROOM:

**16' 6" x 12' 2" (5.04m x 3.71m)**

Solid wooden floor. Feature carved wooden fireplace with tiled inset and slate hearth.

### KITCHEN / DINING AREA:

**23' 1" x 10' 10" (7.04m x 3.31m)**

Range of high and low level units. Ceramic sink unit. Extractor fan. Plumbed for dishwasher. Space for American style fridge/freezer. Low voltage spotlighting. Partially tiled walls. Double uPVC doors leading to outside.





## FIRST FLOOR

### LANDING:

Storage cupboard with 'Worcester' gas boiler. Access to roof space.

### BEDROOM (1):

15' 6" x 10' 3" (4.73m x 3.12m)

Carpeted.

### ENSUITE SHOWER ROOM:

Corner shower cubicle with rainhead attachment. Sink with vanity unit. Low flush WC. Chrome heated towel rail. Low voltage lighting. Extractor fan.

### BEDROOM (2):

12' 7" x 10' 6" (3.84m x 3.19m)

Wooden floor.

### BEDROOM (3):

9' 4" x 7' 6" (2.85m x 2.29m)

Wooden floor.

### FULLY TILED BATHROOM:

Low flush WC. Pedestal wash hand basin. Jacuzzi type bath with shower above. Low voltage spotlighting. Ceramic tiled floor. Fully tiled walls. Extractor fan.



## OUTSIDE

Front garden in lawn with tarmac driveway to the side. Back garden in lawns enclosed by timber fence with paved sitting area and a selection of mature plants and shrubs. Outside power and light.

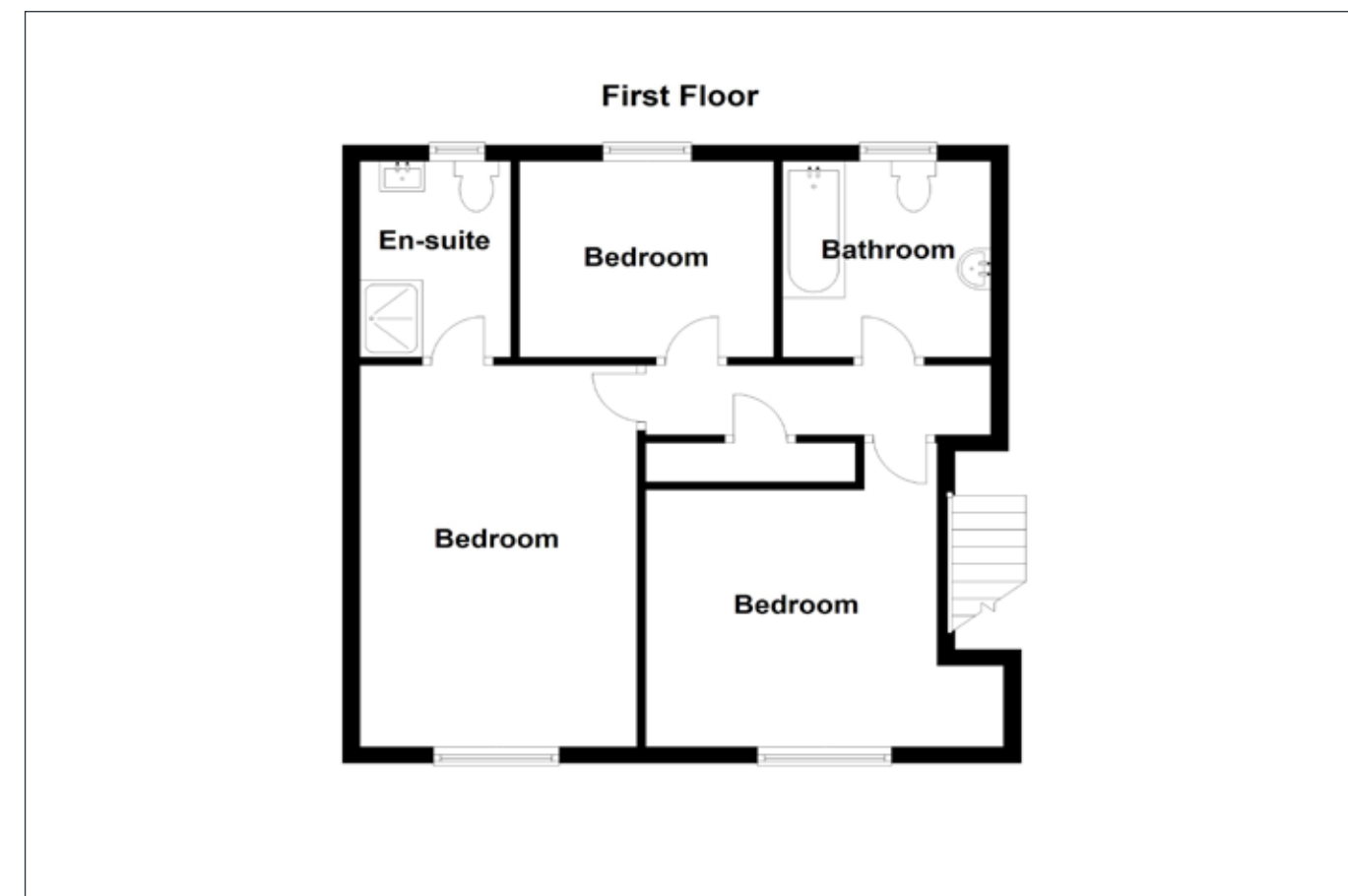
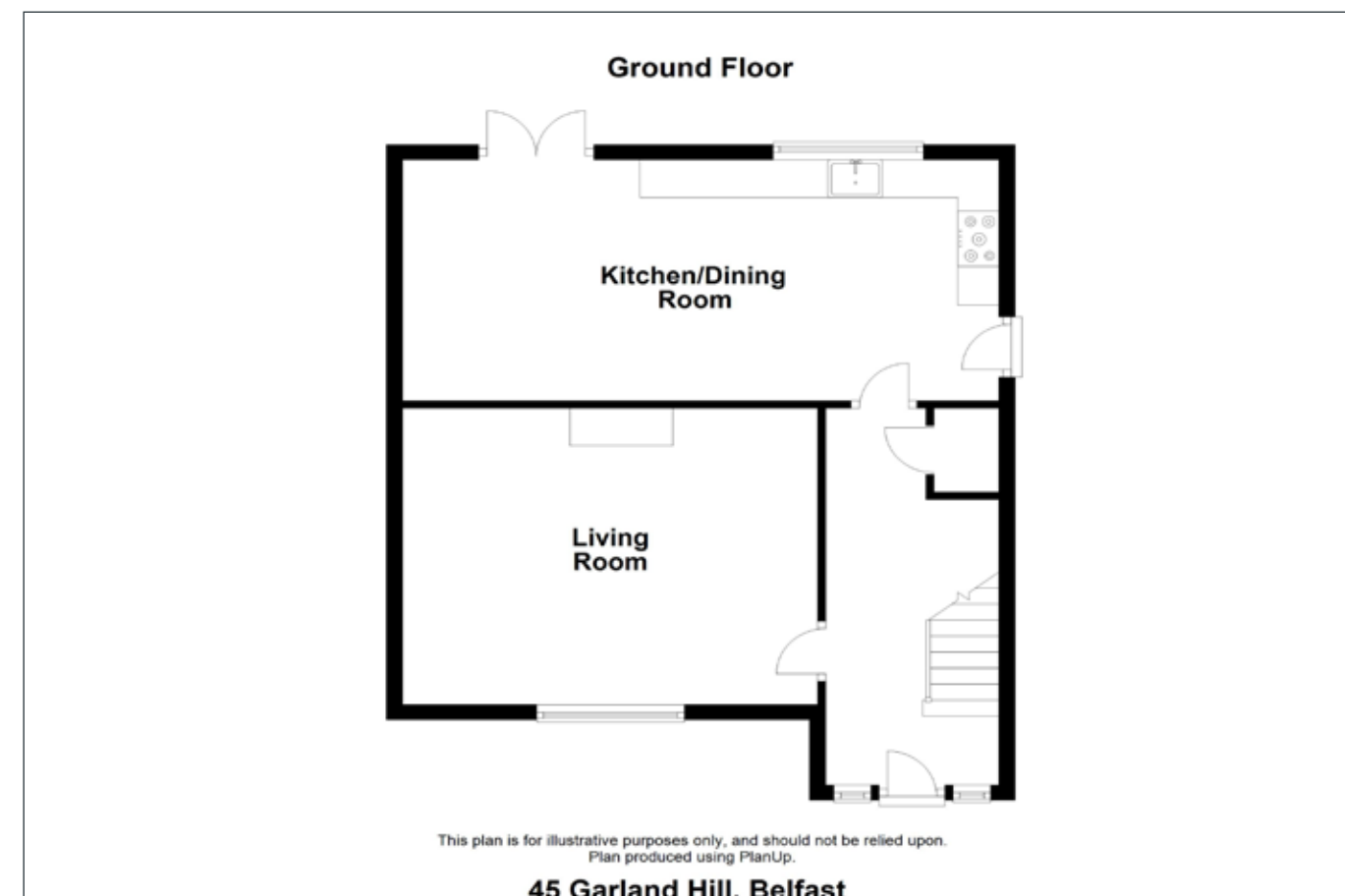
## COOPER LOG CABIN WITH VERANDA:

**15' 4" x 12' 5" (4.67m x 3.78m)**

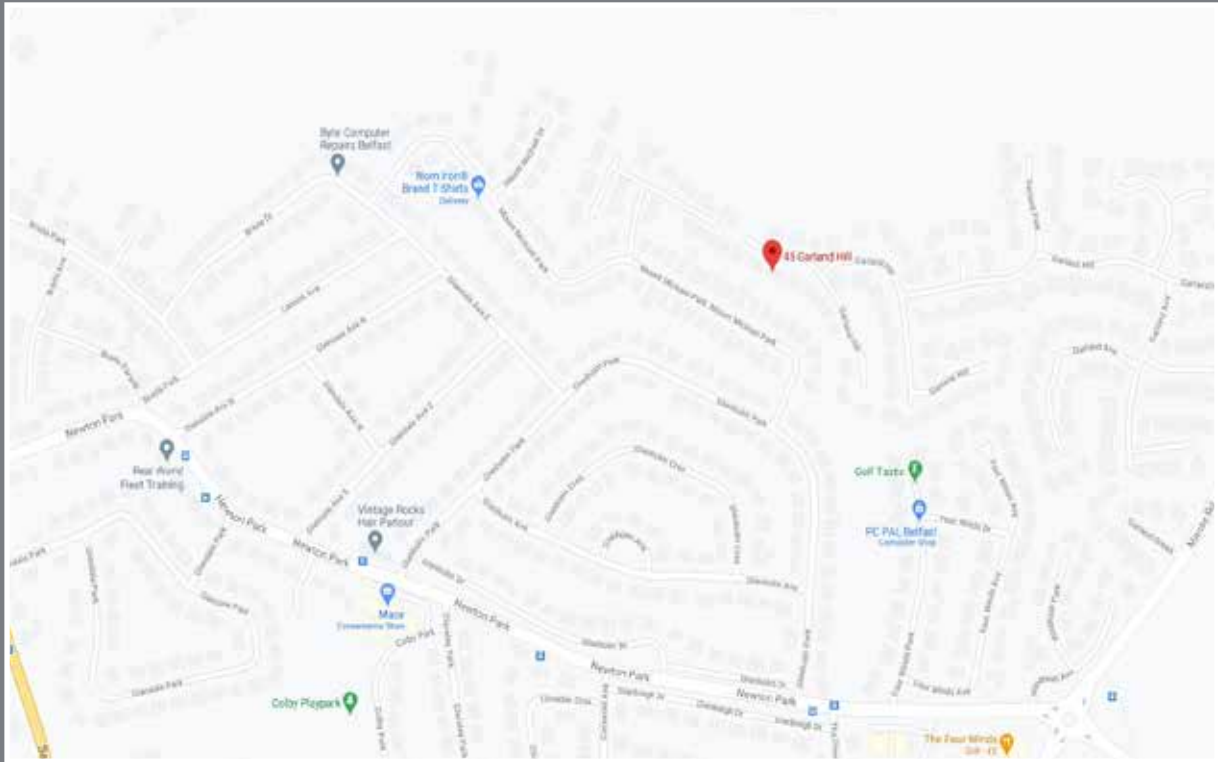
Power and light. Heated.

## FULLY INSULATED WOODEN SHED:

Power and light. Plumbed for washing machine, space for dryer.



# 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**



REF: RL/K/20/SO



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70   C	72   C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC REF: 4530-5229-7009-0234-1202

**South Belfast**  
525 Lisburn Road  
Belfast BT9 7GQ  
T 02890 668888  
E [southbelfast@simonbrien.com](mailto:southbelfast@simonbrien.com)

**North Down**  
48 High Street  
Holywood BT18 9AE  
T 02890 428989  
E [Holywood@simonbrien.com](mailto:Holywood@simonbrien.com)

**East Belfast**  
237 Upper Newtownards Road  
Belfast BT4 3JF  
T 02890 595555  
E [eastbelfast@simonbrien.com](mailto:eastbelfast@simonbrien.com)

**Newtownards**  
17 High Street  
Newtownards BT23 4XS  
T 02891 800700  
E [newtownards@simonbrien.com](mailto: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.