

simon**BRIEN**  
RESIDENTIAL

42 St Albans Gardens,  
Belfast, BT9 5DR



Guide Price £165,000

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



#### KEY FEATURES

- Attractive Bay Fronted Mid Terrace
- Well Presented Accommodation Throughout
- Two Generous Bedrooms
- Bright Spacious Open Plan Living/ Dining
- Modern Fully Fitted Kitchen
- Contemporary Shower Room
- Oil Fired Central Heating And Double Glazing
- Popular And Convenient South Belfast Location Close To Local Amenities, Belfast City Centre And Queens University
- Ideal First Time Buy

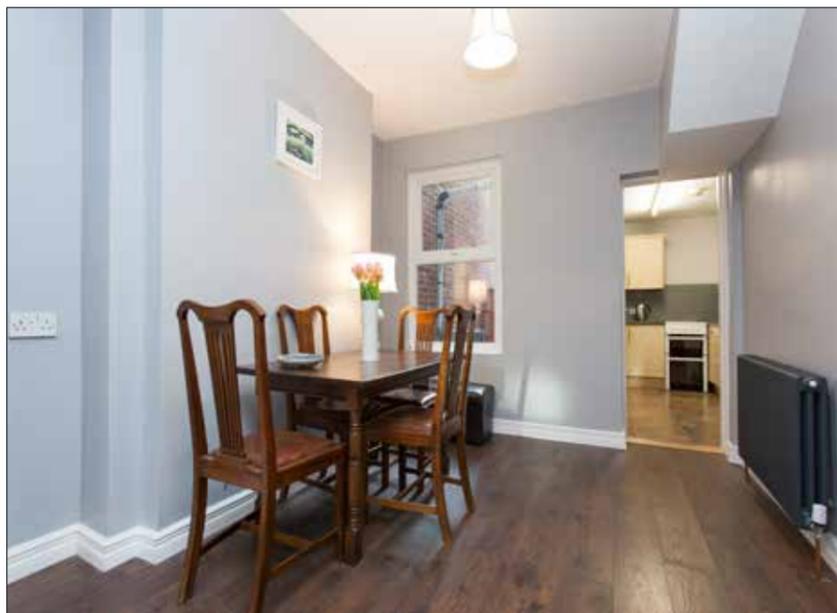


#### SUMMARY

This is a superb bay fronted, red brick, mid terrace property. Situated in the heart of Stranmillis village it benefits from having excellent cafes, bars, eateries and amenities right at its doorstep. The property is within easy walking distance of Belfast city centre, Queens University, the Botanic Gardens and the beautiful Lagan towpath.

The property has well presented accommodation throughout providing two generous bedrooms, spacious open plan living/dining together with modern fitted kitchen and shower room.

Likely to be of interest to the first time buyer or young professional in today's market. Viewing is by appointment through our Lisburn Road office on 028 9066 8888.



#### ACCOMMODATION

##### GROUND FLOOR

##### ENTRANCE HALL:

PVC door to entrance hall. Tiled floor.

##### LIVING/DINING:

**23' 4" x 9' 2" (7.11m x 2.79m)**

Chestnut laminate flooring. Hole in wall fireplace. Cast iron style column radiators.

##### KITCHEN:

**11' 5" x 7' 9" (3.48m x 2.36m)**

Excellent range of high and low level units. Single drainer sink unit. Recess for cooker and fridge. Plumbed for washing machine. Access to rear yard. Under stair storage cupboard.

#### FIRST FLOOR

##### BEDROOM (1):

**11' 7" x 10' 10" (3.53m x 3.3m)**

Laminate floor.

##### BEDROOM (2):

**10' 0" x 8' 1" (3.05m x 2.46m)**

Laminate floor.

##### SHOWER ROOM:

Fully tiled shower enclosure with 'Mira Sport' electric shower. Low flush WC. Pedestal wash hand basin. Fully tiled walls and floor.

##### LANDING:

Hotpress. Access to roof space.

##### OUTSIDE

Front forecourt. Rear yard including bricked and roofed storage area.

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# 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)

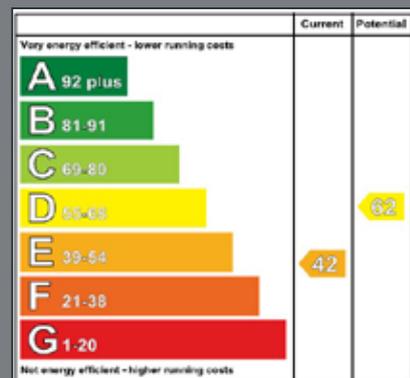


## Lettings Department

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: ML/B/20/FB



EPC REF: 9320-0322-6640-6985-2206

**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)

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