

simon**BRIEN**
RESIDENTIAL

7 Brooke Hall Mews,
Belfast, BT8 6WW



Asking Price £239,950

Telephone 02890 668888
www.simonbrien.com

KEY FEATURES

- Stunning New Semi-Detached Family Home
- Three Generous Bedrooms Including Master With Ensuite Shower Room
- Spacious Living Room With Wood Burning Stove
- Modern Fully Fitted Kitchen With Range Of Appliances & Granite Worktops Open To Casual Dining/Living Area
- Luxury Bathroom
- Downstairs Cloakroom
- Gas Fired Central Heating And Double Glazing
- Tarmac Driveway
- Gardens To Front And Rear & Paved Sitting Area
- Popular And Sought After Residential Location Close To Belfast City Centre, Local Amenities, Schooling And Forestside Shopping Centre
- Chain Free

SUMMARY

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

The Brooke Hall development has consistently proved popular in recent years with this particular property exceptionally well maintained throughout and comprising of generous proportioned accommodation comprising of three bedrooms, spacious living room together with kitchen with casual living area and dining, downstairs cloakroom together with modern bathroom and ensuite.

In addition the property is positioned on a pleasant site with generous gardens and a paved sitting area.

Semi-detached homes in this area have consistently proved popular and we have no hesitation in encouraging an appointment to view at your earliest convenience through our Lisburn Road office on 028 9066 8888.



ACCOMMODATION

GROUND FLOOR

Composite front door to:

RECEPTION HALL:

Ceramic tiled floor.

DOWNSTAIRS WC:

Matching ceramic tiled floor. Low flush WC. Pedestal wash hand basin with tiled splashback.

LIVING ROOM:

18' 3" x 10' 12" (5.56m x 3.35m)

Wood-burning stove.



**KITCHEN / DINING AREA:
18' 3" x 12' 10" (5.57m x 3.91m)**

Range of high and low level units with granite work surfaces. Integrated fridge/freezer. Stainless steel inset sink unit. Integrated dishwasher. Double electric oven. 4 ring gas hob with stainless steel extractor fan over. Built-in cupboard. Washing machine. Low voltage spotlighting. Double uPVC doors leading to paved patio area.



FIRST FLOOR

LANDING:

Access to roof space via slingsby style ladder.



**MAIN BEDROOM:
11' 2" x 10' 10" (3.41m x 3.30m)**

ENSUITE SHOWER ROOM:

Fully tiled double shower with rainhead attachment. Low flush WC. Pedestal wash hand basin with tiled splashback. Chrome heated towel rail. Ceramic tiled floor. Extractor fan. Low voltage spotlighting.

**BEDROOM (2):
13' 4" x 9' 7" (4.07m x 2.91m)**





BEDROOM (3):
9' 10" x 8' 6" (3.01m x 2.60m)

BATHROOM:

Fully tiled corner shower cubicle. Low flush WC. Pedestal wash hand basin with vanity unit. Ceramic tiled floor. Extractor fan. Low voltage spotlighting.

OUTSIDE

Tarmac driveway to the side with tarmac path, front garden in lawn. Enclosed rear garden bordered by brick and stone wall with garden in lawn and paved sitting area.



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/J/20/SO



	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81-91	82	82
C 69-80		
D 55-68		
E 39-54		
F 21-38		
G 1-20		
Not energy efficient - higher running costs		

EPC REF: 9203-0687-5032-6900-3303

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