

simon**BRIEN**
RESIDENTIAL

27A Glenveagh Drive,
Belfast, BT11 9HX



Asking Price £250,000

Telephone 02890 668888
www.simonbrien.com

KEY FEATURES

- Attractive Detached Family Home
- Substantial Accommodation Throughout Requiring Modernisation
- 9 Bedrooms / 3 Reception Rooms Plus Study
- Two Kitchen Areas
- Separate Utility Room
- Two Bathrooms / Ensuite & Two Downstairs Cloakroom
- Oil Fired Central Heating
- Attached Double Garage
- Generous Parking
- Elevated Site With Large Gardens & Panoramic Views
- Popular & Convenient Location Close To Local Amenities, Schooling & Transport Routes

SUMMARY

Well located in the heart of West Belfast, the property is close to all local amenities within the area, excellent schooling, social and recreational facilities, and main transport routes connecting Belfast and further afield.

The property itself which would require some modernisation provides a layout out of, nine bedrooms, three reception rooms, together with kitchen, utility room, two bathrooms, and ensuite.

In addition, the property is positioned on a pleasant elevated site with pleasant views, garaging and generous parking.

Viewing is by private appointment through our South Belfast office on 028 9066 8888.



ACCOMMODATION

GROUND FLOOR

Hardwood door leading to:

ENTRANCE HALL:

CLOAKROOM:

Low flush WC. Pedestal wash hand basin.

BEDROOM (1):

14' 4" x 11' 0" (4.37m x 3.35m)

STUDY:

9' 2" x 7' 5" (2.79m x 2.26m)



LIVING ROOM:
24' 0" x 12' 7" (7.32m x 3.84m)

BEDROOM (2):
10' 0" x 9' 4" (3.05m x 2.84m)
Built-in cupboard.

ENSUITE SHOWER ROOM:
Shower enclosure. Low flush WC. Pedestal wash hand basin.

UTILITY ROOM:
9' 0" x 6' 5" (2.74m x 1.96m)

FAMILY ROOM:
11' 0" x 10' 0" (3.35m x 3.05m)

DINING ROOM:
17' 0" x 11' 0" (5.18m x 3.35m)



KITCHEN:

15' 5" x 8' 0" (4.7m x 2.44m)

Open to:

ADDITIONAL KITCHEN AREA:

11' 0" x 10' 0" (3.35m x 3.05m)

FIRST FLOOR

BEDROOM (3):

11' 11" x 10' 0" (3.63m x 3.05m)

Fitted wardrobe. Wash hand basin.

BEDROOM (4):

11' 0" x 10' 0" (3.35m x 3.05m)

Fitted wardrobe. Wash hand basin.

BEDROOM (5):

8' 0" x 6' 0" (2.44m x 1.83m)



BEDROOM (6):

24' 11" x 12' 7" (7.59m x 3.84m)

BEDROOM (7):

11' 4" x 10' 11" (3.45m x 3.33m)

BATHROOM:

Coloured suite comprising panel bath with mixer taps and telephone hand shower. Shower enclosure. Low flush WC. Pedestal wash hand basin.



BEDROOM (8):
11' 0" x 10' 0" (3.35m x 3.05m)

BEDROOM (9):
11' 0" x 10' 11" (3.35m x 3.33m)

BATHROOM:
Coloured suite comprising panel bath with mixer taps and telephone hand shower. Shower enclosure. Low flush WC. Pedestal wash hand basin.

LANDING:
Hotpress. Three storage cupboards.





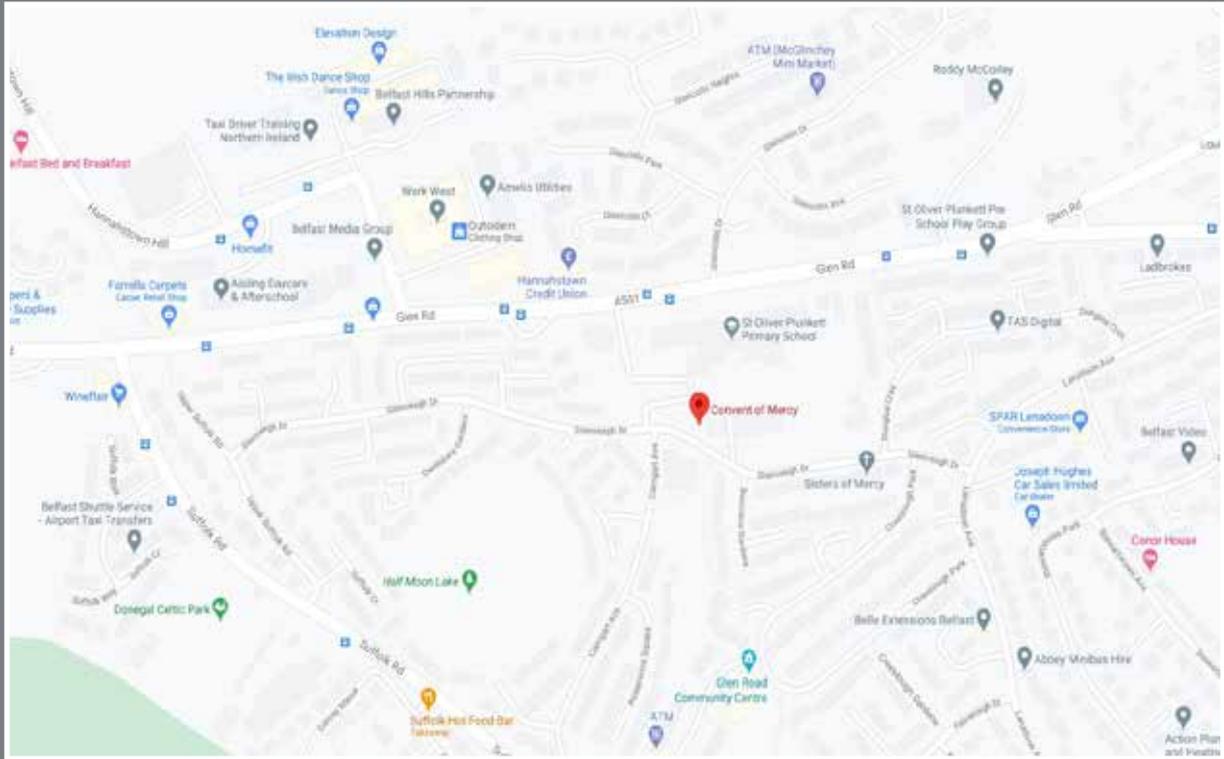
OUTSIDE

Generous gardens laid predominately in lawns. Excellent parking.

ATTACHED DOUBLE GARAGE



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/J/20/SO



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	55 D	64 D
39-54	E		
21-38	F		
1-20	G		

EPC REF: 0090-2420-0422-5005-3003

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