

737A Antrim Road,  
Belfast, BT15 4EL



Offers Over £650,000

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



## KEY FEATURES

- Attractive Detached Family Residence On Prime Site With Views Over Fortwilliam Golf Course Towards Belfast Lough
- Deceptively Spacious Accommodation Requiring Some Modernisation
- Four Generous Bedrooms
- Spacious Living Room With Feature Fireplace
- Snooker Room
- Kitchen Open To Magnificent Living / Dining Areas With Access To Balcony
- Two Bathrooms
- Oil Fired Central Heating
- Attached Garage & Generous Driveway Parking
- Spacious Site With Generous Gardens To Front And Rear
- Popular & Convenient Location On Main Antrim Road, Close To Local Amenities, Excellent Schooling & Belfast City Centre

## SUMMARY

The Antrim Road has consistently be regarded as North Belfast's premiere residential addresses, providing comfortable access to Belfast City Centre, together with a host of local amenities, and high quality schooling within the area.

This attractive detached family home is positioned on one of the best sites along this stretch of the Antrim Road with un-interrupted views over Fortwilliam Golf Course towards Belfast Lough.

The accommodation which would now require some general modernisation is exceptionally spacious throughout, providing a layout of four bedrooms, two bathrooms, living room, games room, and magnificent open plan kitchen / living / dining, with bar area, which is undoubtedly is the focal point of this superb property.

In addition, the property benefits from a high degree of privacy, set back off the road, with generous gardens to front and rear, parking and attached garage.

All in all, this is an excellent opportunity to purchase a superb family home in this highly regarded and sought after residential location. Viewing is strictly by private appointment by contacting our South Belfast office on 028 9066 8888.



## ACCOMMODATION

### GROUND FLOOR

Hardwood door leading to:

### ENTRANCE HALL:

**18' 5" x 15' 5" (5.61m x 4.7m)**

### LIVING ROOM:

**18' 9" x 13' 9" (5.72m x 4.19m)**

Feature fireplace.

### KITCHEN / LIVING / DINING WITH BAR AREA:

**52' 9" x 27' 9" (16.08m x 8.46m)  
(at widest points)**

In the living area there is an attractive feature fireplace. Sliding door to rear patio.

Kitchen Area: 20' 5" x 11' 8" (6.22m x 3.56m) Range of high and low level units. Single drainer sink unit. Four ring hob and oven. Dishwasher. Washing machine. Recessed for fridge/freezer.

### SNOOKER ROOM:

**27' 0" x 17' 0" (8.23m x 5.18m)**







#### **BATHROOM:**

**14' 0" x 13' 8" (4.27m x 4.17m)**

Centre bath with twin mixer taps. Shower enclosure. Low flush WC. Bidet. Twin pedestal wash hand basin.

#### **REAR HALLWAY:**

Staircase to:

#### **BEDROOM (1):**

**27' 2" x 15' 3" (8.28m x 4.65m)**

Range of fitted units. Sliding doors to balcony with views overlooking golf course and Belfast Lough.

#### **FIRST FLOOR**

#### **BEDROOM (2):**

**20' 0" x 13' 9" (6.1m x 4.19m)**

Access to balcony with views overlooking golf course and Belfast Lough.

#### **BEDROOM (3):**

**12' 7" x 11' 8" (3.84m x 3.56m)**

#### **BEDROOM (4):**

**12' 0" x 11' 0" (3.66m x 3.35m)**





**BATHROOM:**  
**9' 0" x 7' 8" (2.74m x 2.34m)**

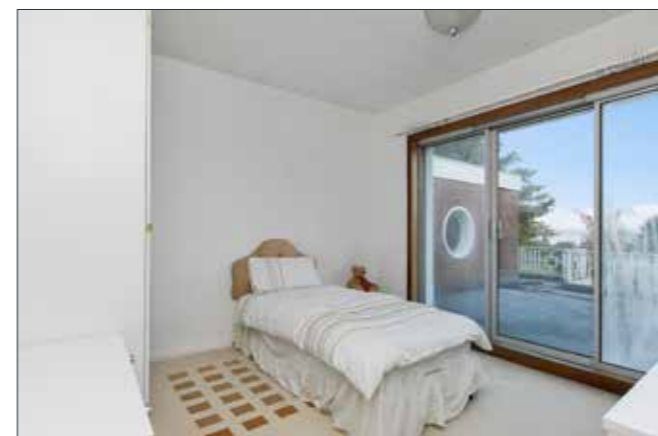
Coloured suite comprising panelled bath with mixer taps and telephone hand shower. Low flush WC. Pedestal wash hand basin. Bidet. Fully tiled walls.

**OUTSIDE**

Generous site with gardens to front and rear in lawns, patio, and excellent parking.

**ATTACHED GARAGE**

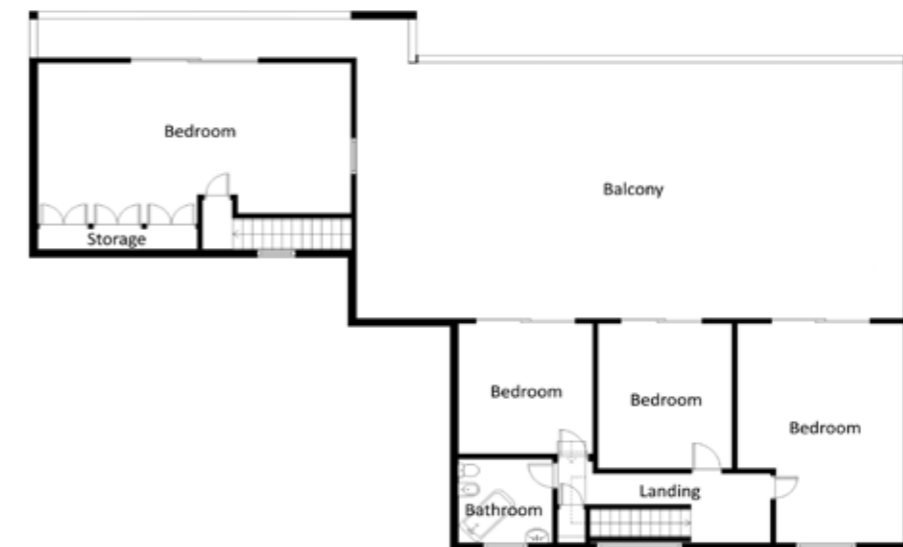
**17' 2" x 15' 4" (5.23m x 4.67m)**





**737a Antrim Road, Belfast (Ground Floor)**

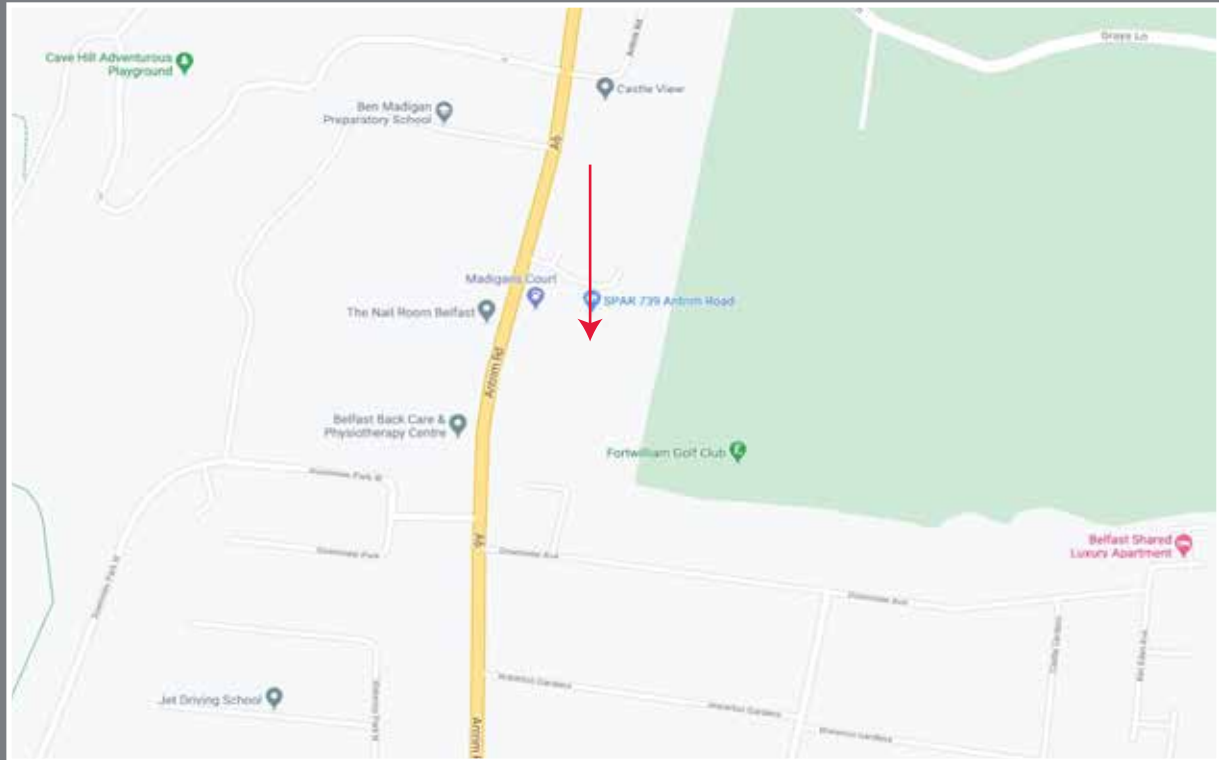
Plans for illustrative purposes only



**737a Antrim Road, Belfast (1st Floor)**

Plans for illustrative purposes only

# 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/K/20/SO



EPC REF: 0561-3901-4209-3870-3200



**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.