

5 Danesfort Park South,
Belfast, BT9 7RG



Asking Price £415,000

Telephone 02890 668888
www.simonbrien.com

KEY FEATURES

- Well Appointed Semi-Detached Home Set Within Exclusive Development
- Beautifully Proportioned & Well Presented Accommodation
- Four Double Bedrooms
- Two Formal Reception Rooms
- Modern Fully Fitted Kitchen With Central Island & Range Of Appliances
- Separate Utility Room & Downstairs Cloakroom
- Family Bathroom & Two Ensuites
- Gas Fired Central Heating
- PVC Double Glazing
- Two Allocated Parking Spaces To Rear
- Well Maintained Patio Garden With Artificial Grass
- Popular & Much Sought After Residential Location Off Stranmillis Road, Close To Local Amenities, Schooling & Belfast City Centre



SUMMARY

The Danesfort development is exceptionally well located off the main Stranmillis Road has consistently proved popular with a wide range of purchasers who appreciate the quality of housing on offer, together with the convenience of the location close to all local amenities, excellent schooling, Queen's University, motorway networks, and Belfast City Centre.

This particular semi-detached property has beautifully proportioned and well maintained accommodation finished to a high standard throughout, providing a layout of, four double bedrooms, two formal reception rooms, kitchen with casual dining area, utility room, together with high quality family bathroom, two ensuites, and downstairs cloakroom.

In addition, the property benefits from two parking spaces to rear, and fully enclosed garden with artificial grass.

Likely to be of interest to the young professional or family in today's market. Viewing is by private appointment through our South Belfast office on 028 9066 8888.

ACCOMMODATION

GROUND FLOOR

Hardwood door leading to:



ENTRANCE HALL:

Tiled floor. Storage understairs.

CLOAKROOM:

Low flush WC. Wash hand basin.

DINING ROOM:

15' 0" x 10' 6" (4.57m x 3.2m)

Oak flooring.



KITCHEN WITH CASUAL DINING AREA:
15' 5" x 12' 5" (4.7m x 3.78m)

Excellent range of high and low level units. Central island unit with granite work top. Inset 1.5 bowl sink unit. 5 ring hob. Electric oven. Stainless steel extractor fan. Integrated fridge/freezer and dishwasher, microwave and wine fridge.

UTILITY ROOM:
6' 8" x 6' 4" (2.03m x 1.93m)

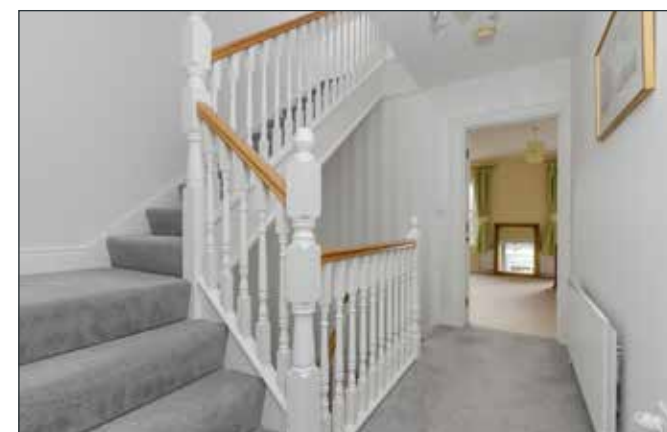
High and low level units. Single drainer sink unit. Plumbed for washing machine. Access to rear patio.



FIRST FLOOR

LIVING ROOM:
15' 5" x 12' 5" (4.7m x 3.78m)

Gas fire. Corniced ceiling.





BATHROOM:

White suite comprising panelled bath with shower attachment. Low flush WC. Wash hand basin. Ceramic tiled floor.

BEDROOM (4):

15' 5" x 12' 4" (4.7m x 3.76m)

LANDING:

Airing cupboard.

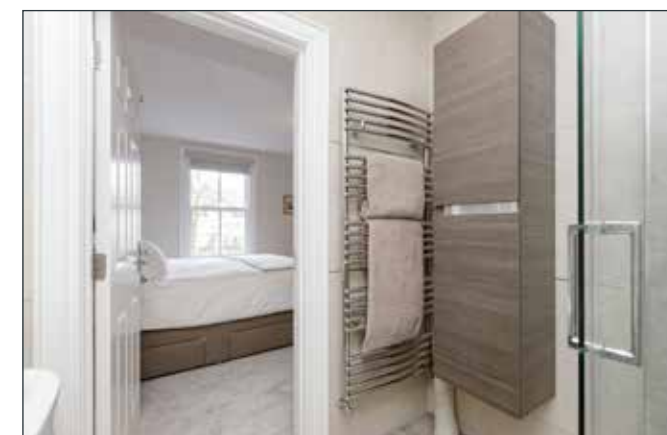
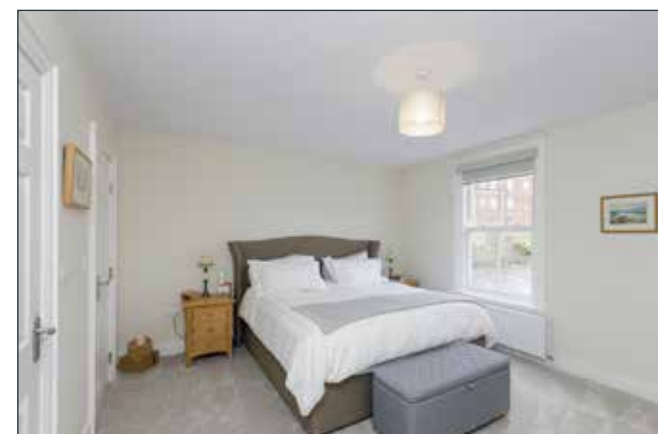
SECOND FLOOR

BEDROOM (1):

15' 5" x 12' 4" (4.7m x 3.76m)

ENSUITE SHOWER ROOM:

Fully tiled shower enclosure. Low flush WC. Wash hand basin in vanity unit. Heated towel radiator.





BEDROOM (2):
15' 5" x 12' 4" (4.7m x 3.76m)

ENSUITE SHOWER ROOM:

Fully tiled shower enclosure. Low flush WC. Pedestal wash hand basin.



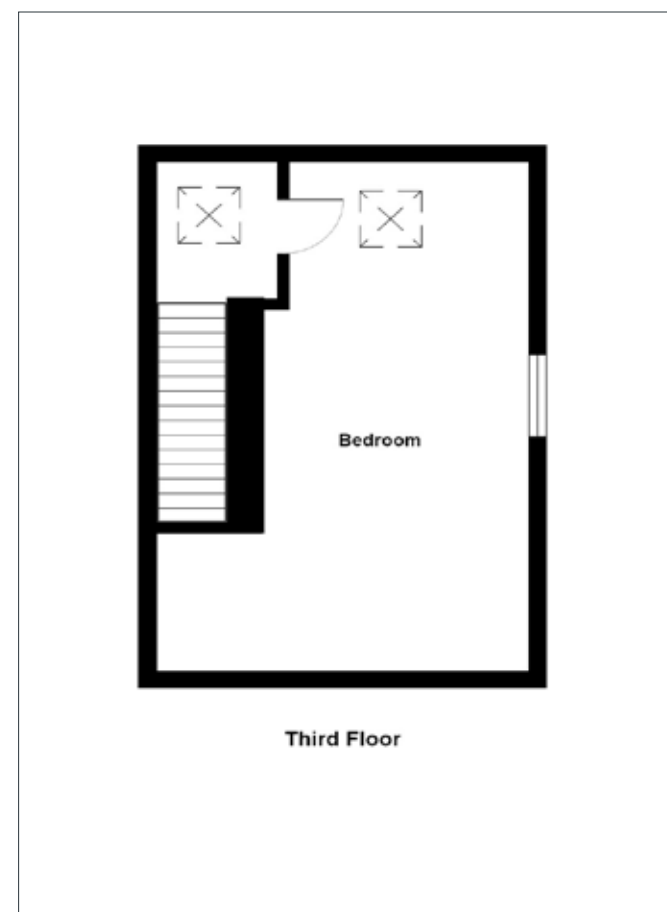
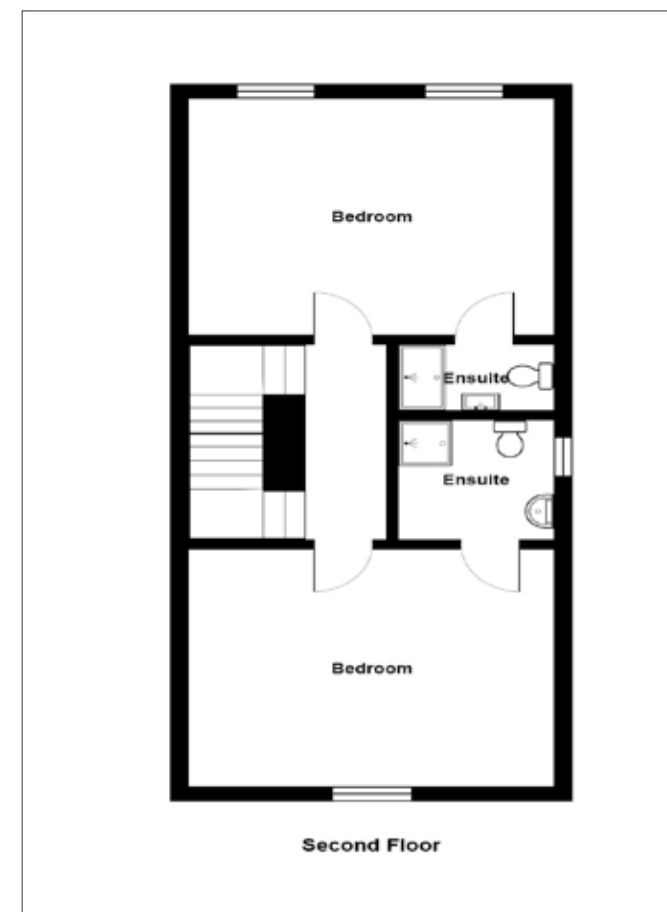
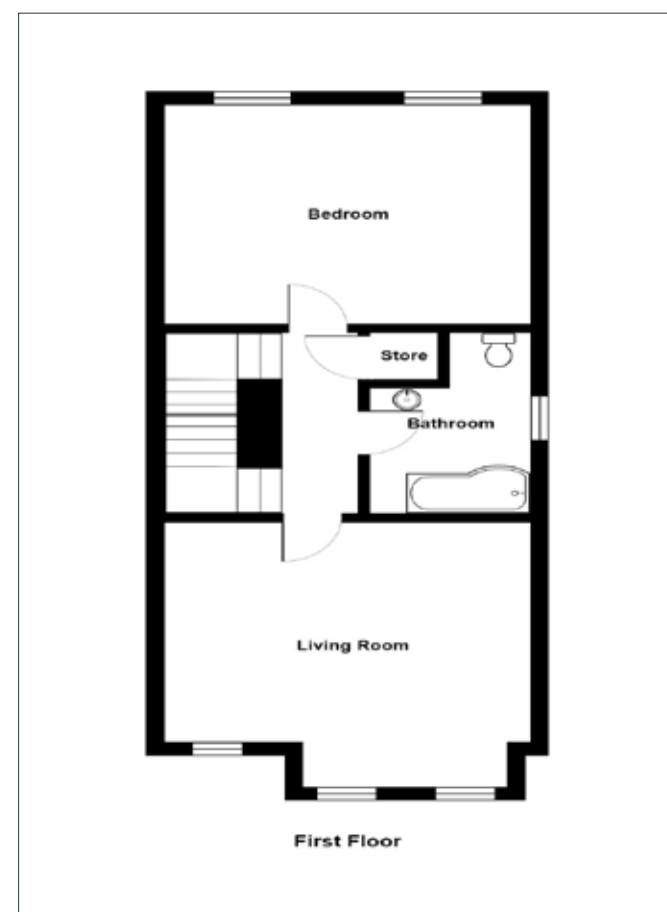
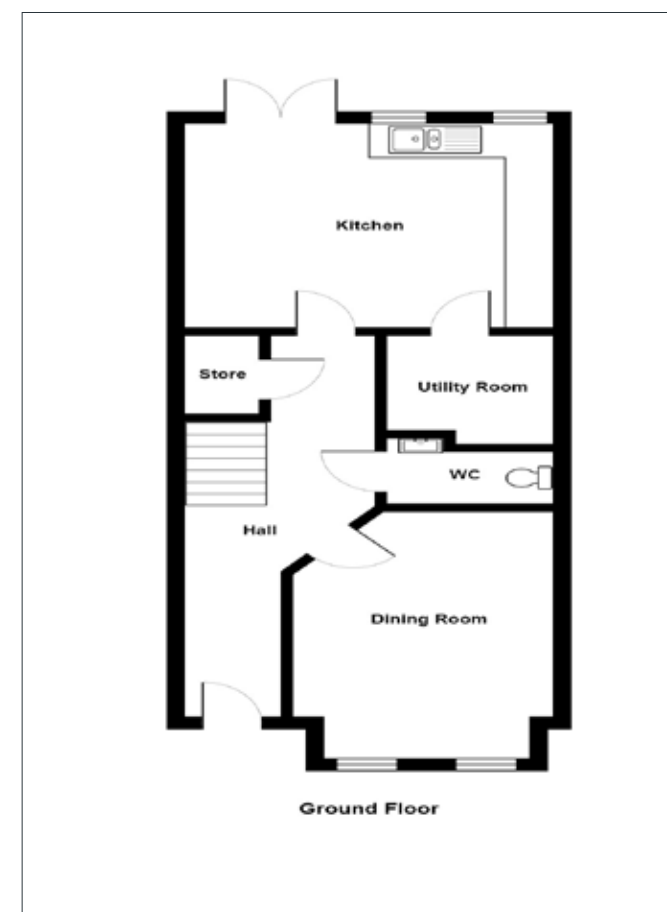
THIRD FLOOR

BEDROOM (3) / GAMES ROOM:
20' 3" x 10' 7" (6.17m x 3.23m)

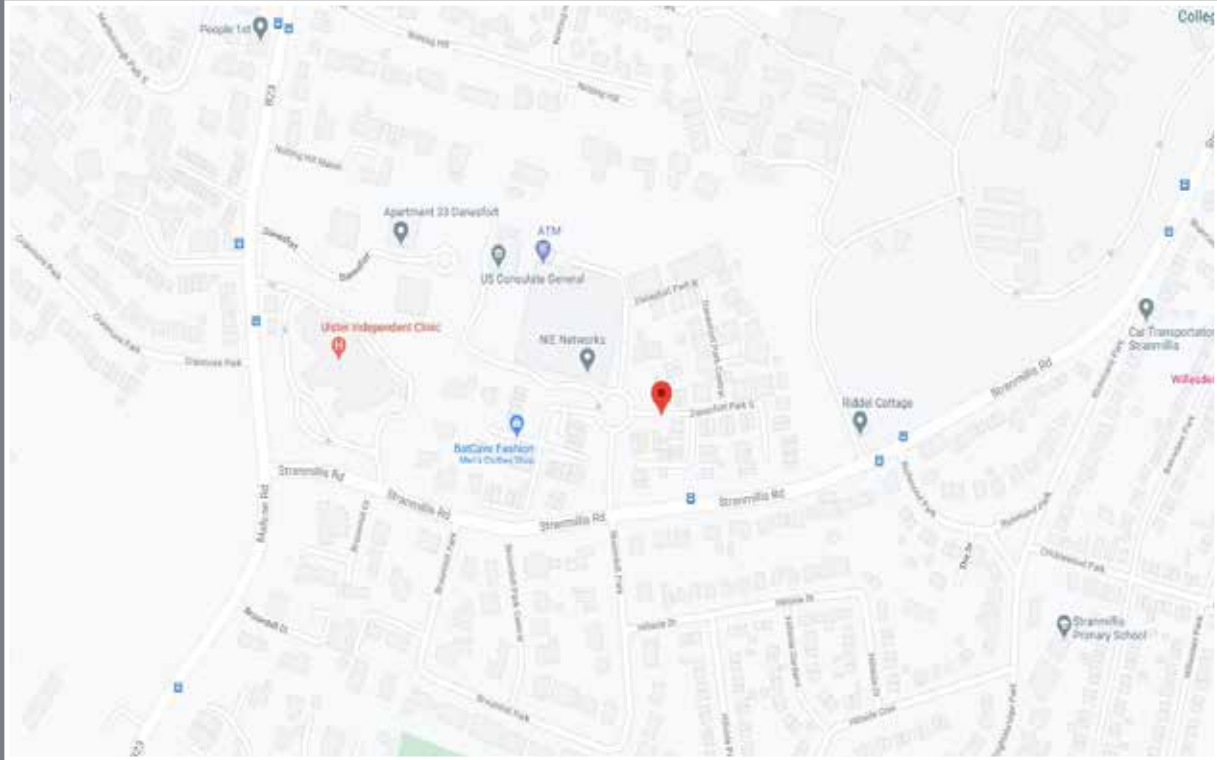
OUTSIDE

Enclosed patio garden with artificial grass and two allocated car parking spaces.





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/C/21/SO



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 c	77 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC REF: 0060-2410-1170-2799-3841



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