

6 Bromfield,  
33 Windsor Park, Belfast, BT9 6WA



Asking Price £495,000

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





## KEY FEATURES

- Stunning End Townhouse Set Within Exclusive Gated Development
- Beautifully Proportioned & Exceptionally Well Presented Accommodation Throughout
- Four Double Bedrooms
- Spacious Living Room With Feature Fireplace
- High Quality Fully Fitted Kitchen With A Range Of Appliances, Central Island Unit Open To Living / Dining Area
- Family Bathroom
- Two Ensuites & Additional Cloakroom
- Utility Room
- Integral Garage
- Gas Fired Central Heating
- Hardwood Double Glazed Sliding Sash Windows
- Driveway Parking
- Private South Facing Patio Garden To Rear Benefitting From Morning And Afternoon Sun
- Popular & Much Sought After South Belfast Location Close to Excellent Amenities, Schooling & Transport Routes
- Viewing Strictly By Private Appointment

## SUMMARY

Bromfield is an exclusive gated development set off Windsor Park in one of South Belfast's most desirable residential locations, close to a host of local amenities within the area, excellent schooling, Belfast City Centre and transport networks connecting further afield.

This particular end townhouse is well located within the development and has accommodation finished to the highest of standards throughout, providing a four bedroom layout, together with spacious living room, kitchen with casual dining and living area, two ensuites, and family bathroom.

In addition, the property has the added benefits of an integral garage, utility room and fully enclosed South facing rear patio garden which enjoys a high degree of privacy.

Likely to suit a wide variety of purchasers wanting to live in the BT9 area. Please contact our South Belfast office on 028 9066 8888 for a viewing at your earliest convenience.



## ACCOMMODATION

### GROUND FLOOR

Hardwood door leading to:

### ENTRANCE PORCH:

Tiled floor. Inner door to:

### ENTRANCE HALL:



### CLOAKROOM:

Low flush WC. Wash hand basin.

### LIVING ROOM:

**18' 3" x 12' 6" (5.56m x 3.81m)**

Attractive feature sandstone fireplace. Corniced ceiling. Oak flooring. Gas fire.



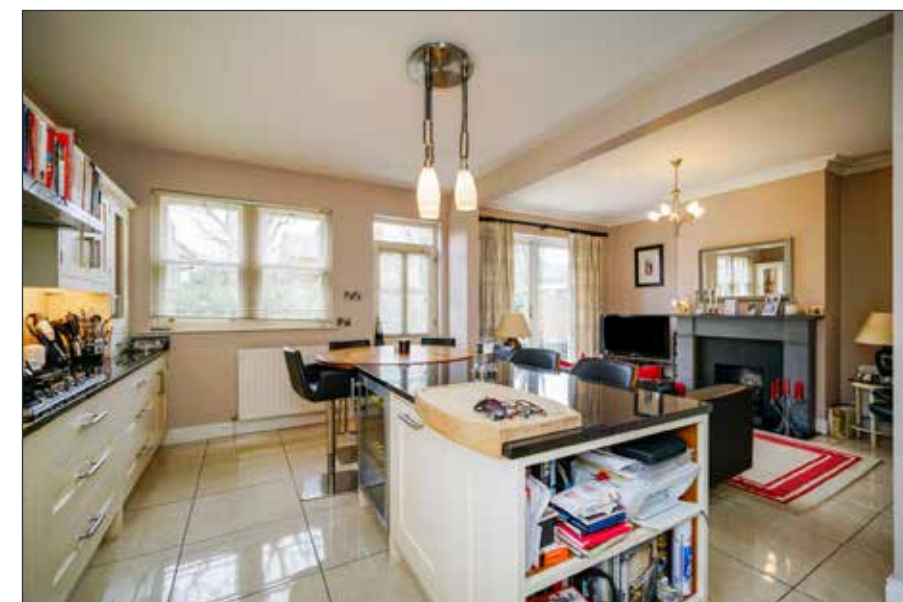


#### KITCHEN WITH CASUAL DINING & LIVING AREA:

**21' 7" x 16' 8" (6.58m x 5.08m)**

Excellent range of high and low level units. Central island unit with granite work surface. Recessed for fridge/freezer. Double oven. 5 ring gas hob. Wine fridge. Dishwasher.

In Living Area - attractive feature fireplace with gas fire, and access to patio garden.







#### UPPER LEVEL

**BEDROOM (1):**  
20' 2" x 18' 0" (6.15m x 5.49m) (at widest points)

#### ENSUITE SHOWER ROOM:

Fully tiled shower enclosure with overhead shower and additional shower attachment. Low flush WC. Wash hand basin.

**BEDROOM (2):**  
14' 7" x 9' 8" (4.44m x 2.95m)

**BEDROOM (3):**  
11' 6" x 10' 8" (3.51m x 3.25m)

#### BATHROOM:

White suite comprising panelled bath with mixer taps and telephone hand shower. Low flush WC. Wash hand basin. Partially tiled walls. Tiled floor. Heated towel radiator.







#### **LANDING:**

Hotpress and additional storage cupboard.

#### **LOWER LEVEL**

#### **CLOAKS CUPBOARD**

#### **INTEGRAL GARAGE:**

**20' 0" x 11' 8" (6.1m x 3.56m)**

Up and over door. Light and power. Gas fired boiler.

#### **UTILITY ROOM:**

**8' 8" x 6' 8" (2.64m x 2.03m)**

High and low level units. Single drainer sink unit. Plumbed for washing machine.

#### **BEDROOM (4) / GUEST SUITE:**

**16' 6" x 14' 7" (5.03m x 4.44m)**

Built-in wardrobe.

#### **ENSUITE BATHROOM:**

White suite comprising panelled bath with mixer taps and telephone hand shower. Separate shower enclosure. Low flush WC. Pedestal wash hand basin.

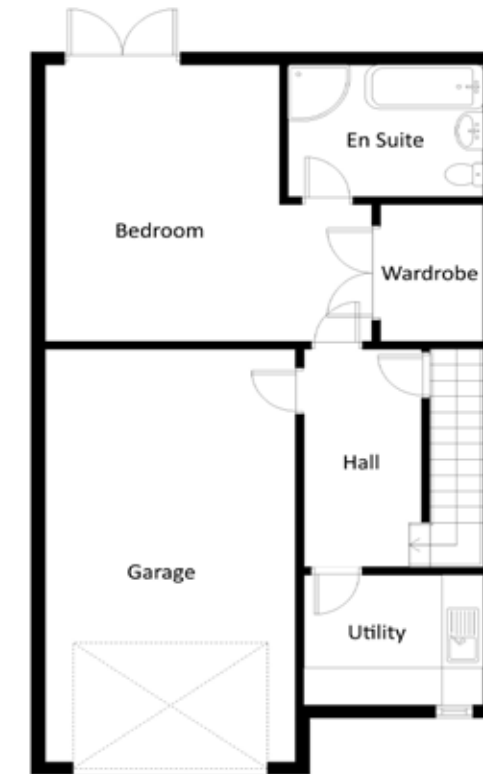




**6 Bromfield, Windsor Park, Belfast (2nd Floor)**  
Plans for illustrative purposes only



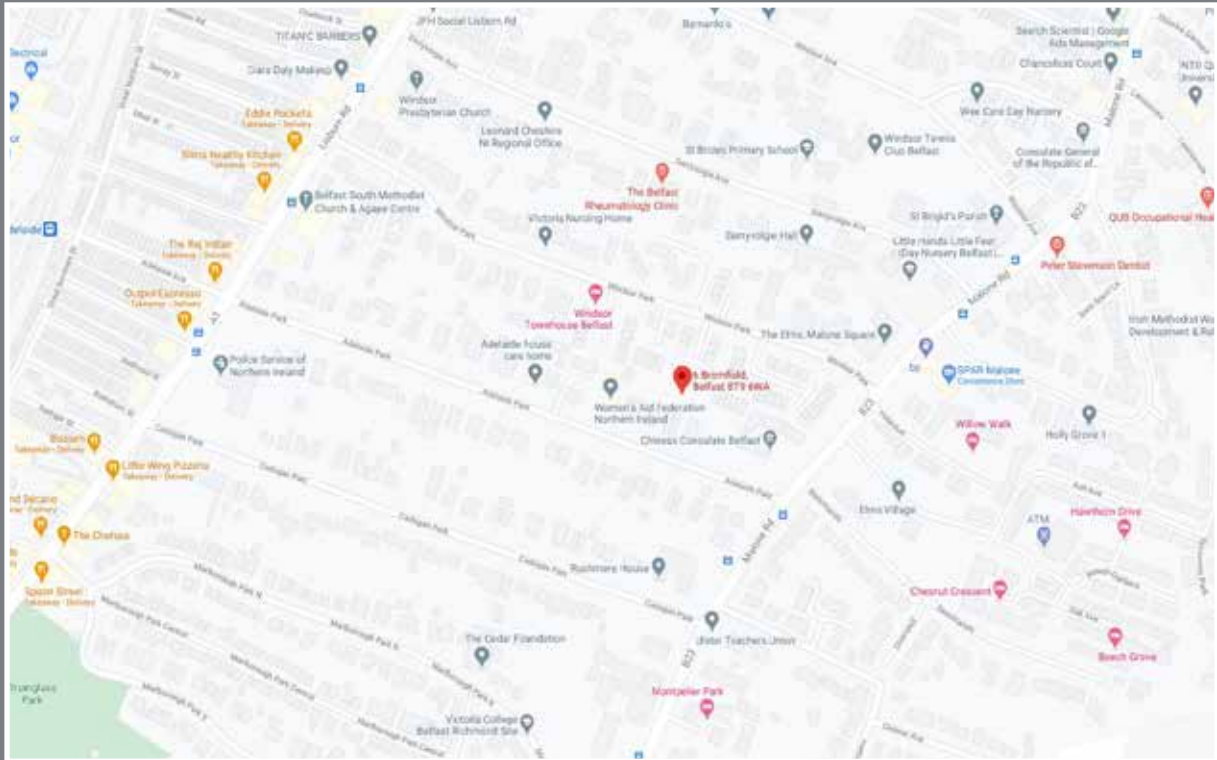
**6 Bromfield, Windsor Park, Belfast (1st Floor)**  
Plans for illustrative purposes only



**6 Bromfield, Windsor Park, Belfast (Lower Level)**  
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/C/21/SO



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	67   D	67   D
39-54	E		
21-38	F		
1-20	G		

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