

44 Bracken Hill View,  
Belfast, BT8 6ZN

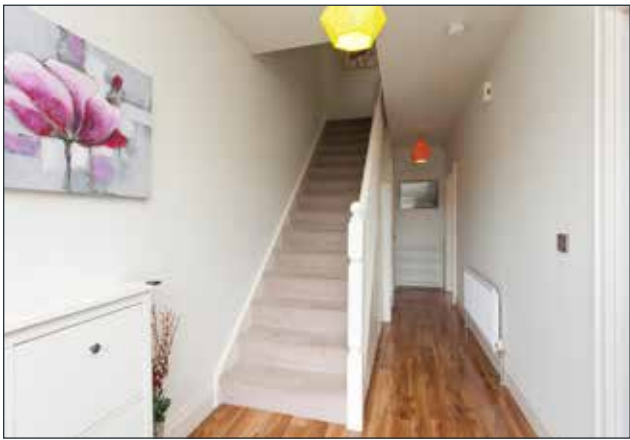


Offers Over £239,950

Telephone 02890 668888  
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KEY FEATURES

- Recently Constructed Attractive Semi-Detached Family Home
- Superb Level Of Finish & Presentation Throughout
- Three Generous Bedrooms
- Spacious Living Room With Feature Fireplace
- High Quality Fully Fitted Kitchen With An Excellent Range Of Appliances Open To Dining
- Contemporary Bathroom, Ensuite & Downstairs Cloakroom
- Gas Fired Central Heating / Double Glazing
- Pleasant Well Tended Private Gardens To Rear
- Popular & Convenient Location Within Hugely Popular & Successful Bracken Hill Development
- Close To Local Amenities, Schooling & Transport Routes



SUMMARY

The Four Winds area of southeast Belfast is an extremely popular residential location, which is favoured by young families and first time buyers who appreciate the easy convenience to the host of amenities including, shopping at Forestside, local schooling and transport routes to and from Belfast City Centre, and other surrounding towns.

Well positioned within the exceptionally popular and hugely successful Bracken Hill development, this attractive semi-detached offers well-proportioned accommodation comprising of, three generous bedrooms, spacious living room, contemporary fitted kitchen open to dining, together with high quality bathroom, and ensuite. The property also benefits from a downstairs cloakroom, pleasant enclosed private gardens to rear, and driveway parking to front for two cars.

Properties of this nature in this location have consistently proved popular, and we have no hesitation to in recommending appointments at your earliest convenience to view through our South Belfast office on 028 9066 8888.

ACCOMMODATION

GROUND FLOOR

Solid wooden front door leading to:

RECEPTION HALL:

Wooden floor. Understairs storage drawer.

DOWNSTAIRS WC:

Low flush WC. Pedestal wash hand basin with tiled splashback. Ceramic tiled floor. Extractor fan. Low voltage spotlighting.

LIVING ROOM:

18' 8" x 11' 2" (5.69m x 3.40m)

Wooden floor. Feature fireplace with gas fire and granite hearth.





**KITCHEN / DINING AREA:**  
**18' 4" x 13' 5" (5.60m x 4.08m)**

Range of high and low level units. Integrated fridge/freezer. Electric oven. 4 ring gas hob. Stainless steel extractor fan. Stainless steel sink unit. Granite work surfaces. Integrated dishwasher. Ceramic tiled floor. Low voltage spotlighting. Double uPVC doors leading to outside.

**FIRST FLOOR**

**LANDING:**

Cupboard with pressurised water tank. Ladder to partially floored roof space.



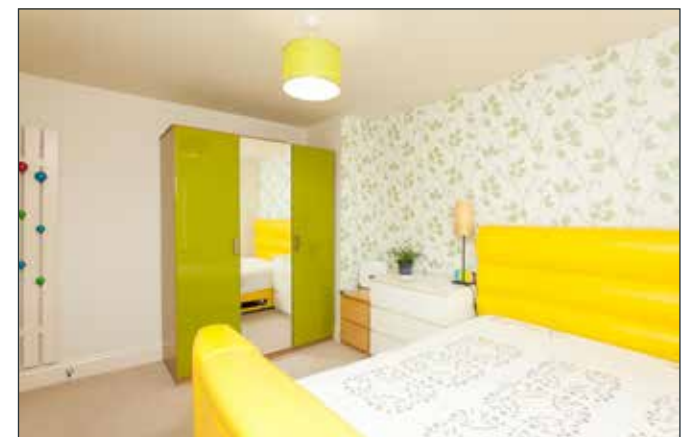
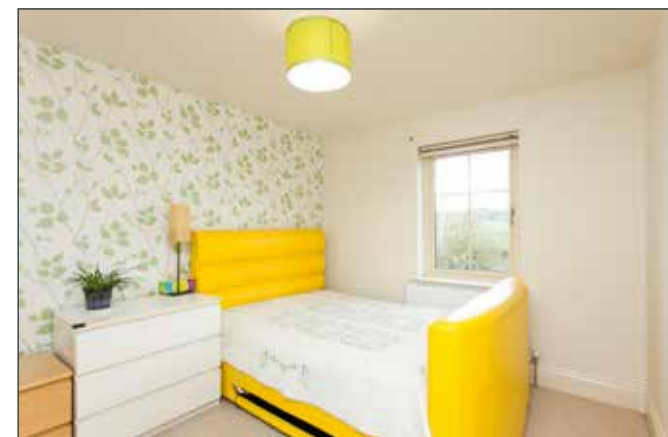
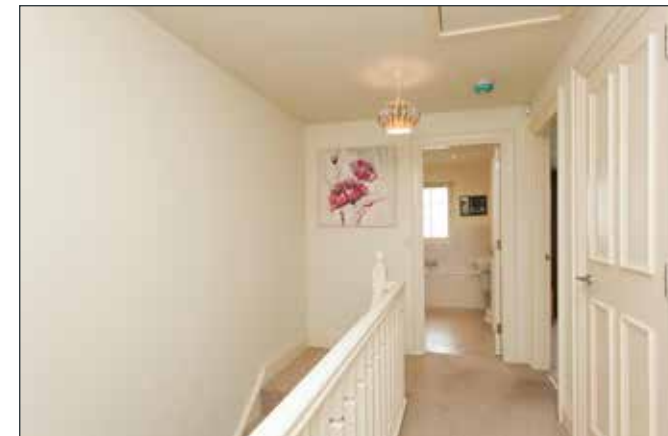
**MAIN BEDROOM:**  
**12' 12" x 10' 10" (3.95m x 3.30m)**

**ENSUITE SHOWER ROOM:**

Fully tiled corner shower cubicle. Low flush WC. Pedestal wash hand basin. Ceramic tiled floor. Heated towel radiator. Extractor fan. Low voltage spotlighting.

**BEDROOM (2):**

**12' 0" x 10' 9" (3.67m x 3.28m)**







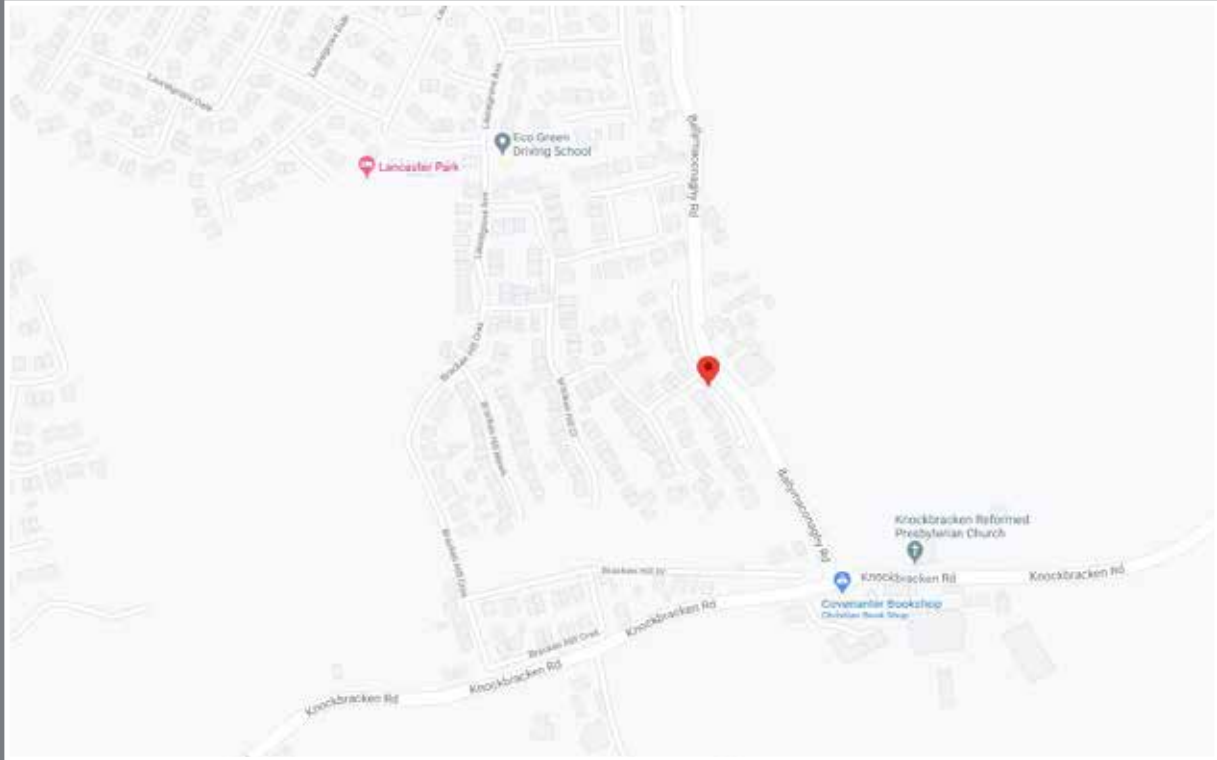
**BEDROOM (3):**  
8' 5" x 8' 1" (2.57m x 2.47m)

**BATHROOM:**  
Bath with telephone hand shower and tiled surround. Fully tiled shower cubicle. Low flush WC. Pedestal wash hand basin. Ceramic tiled floor. Heated towel radiator. Extractor fan. Low voltage spotlighting.

**OUTSIDE**  
Front garden in lawn with 'Tobermore' paved driveway parking. Enclosed rear garden bordered by timber fence with paved sitting area and lawn with a selection of plants, shrubs and flowerbeds.



# 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: RL/D/21/SO



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