

simon**BRIEN**
RESIDENTIAL

6 St. Johns Place,
Belfast, BT7 3HA



Offers Over £275,000

Telephone 02890 668888
www.simonbrien.com



KEY FEATURES

- Superb Spacious 3 Bedroom End Townhouse
- Modern Fitted Kitchen / Dining Area
- Downstairs WC
- Three Good Sized Bedrooms
- Ensuite Shower Room To Principal Bedroom
- Luxurious Bathroom Suite
- Gas Fired Central Heating
- Double Glazed Windows
- Gardens In Lawns To Front & Paved Area For Parking To Rear

SUMMARY

6 St Johns Place is a superb 3 bed end townhouse situated in a very convenient location in South Belfast. Ideally located off the Ormeau Road, this property is within walking distance to restaurants, bars, trendy bistros/cafes, schools and an array of retail options. This property also offers easy access to Forestside Shopping Centre and Belfast City Centre.

The property comprises, hallway with cloakroom, kitchen, / dining room, utility room, living room with fireplace and gas fire. On the first floor there are two double bedrooms (principal with ensuite) and contemporary bathroom. On the second floor there is a third spacious bedroom with skylight.



ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL:

Laminate wooden floor.

LOUNGE:

14' 9" x 14' 3" (4.5m x 4.34m)

Feature fireplace with gas fire. Bay window.



KITCHEN / DINING AREA:

14' 8" x 13' 3" (4.47m x 4.04m)

Range of high and low level units. Worktops. Stainless steel sink drainer. Plumbed for washing machine. Integrated gas hob and electric oven. Integrated fridge/freezer. Ceramic walls tiles. Ceramic flooring. Ceiling spotlights.

UTILITY ROOM:

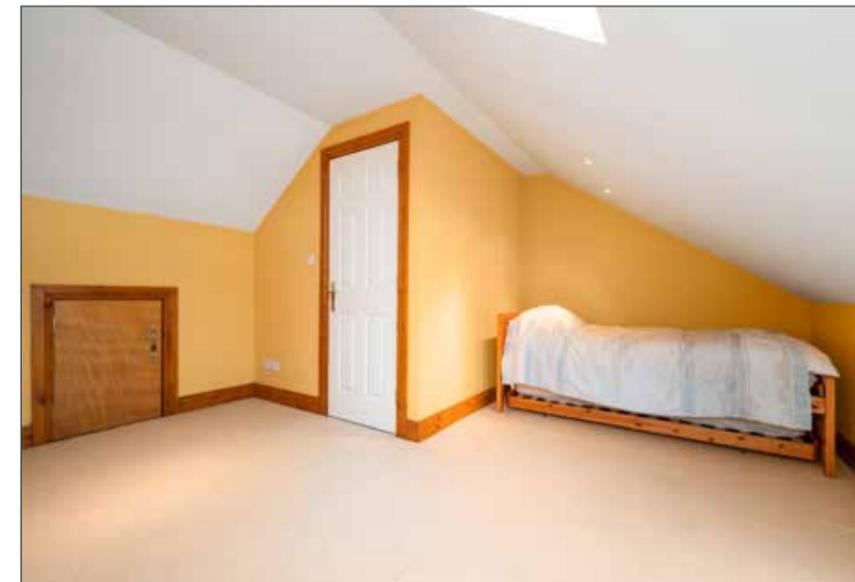
7' 4" x 7' 3" (2.24m x 2.21m)

Plumbed for washing machine. Range of high and low level units. Cupboard housing Gas Boiler. Stainless steel sink drainer.

WC:

Low flush WC. Pedestal wash hand basin. Partially tiled walls. Tiled floors.





FIRST FLOOR

LANDING:

BEDROOM (1):
14' 7" x 11' 5" (4.44m x 3.48m)

Bay window.

ENSUITE SHOWER ROOM:

White suite comprising walk-in shower cubicle. Low flush WC. Pedestal wash hand basin. Ceramic tiled walls. Ceramic flooring.

BEDROOM (2):
13' 6" x 9' 3" (4.11m x 2.82m)

BATHROOM:
9' 8" x 5' 3" (2.95m x 1.6m)

White suite comprising panel bath with overhead shower and screen. Low flush WC. Pedestal wash hand basin. Partially tiled walls. Ceramic flooring. Ceiling spotlights.

SECOND FLOOR

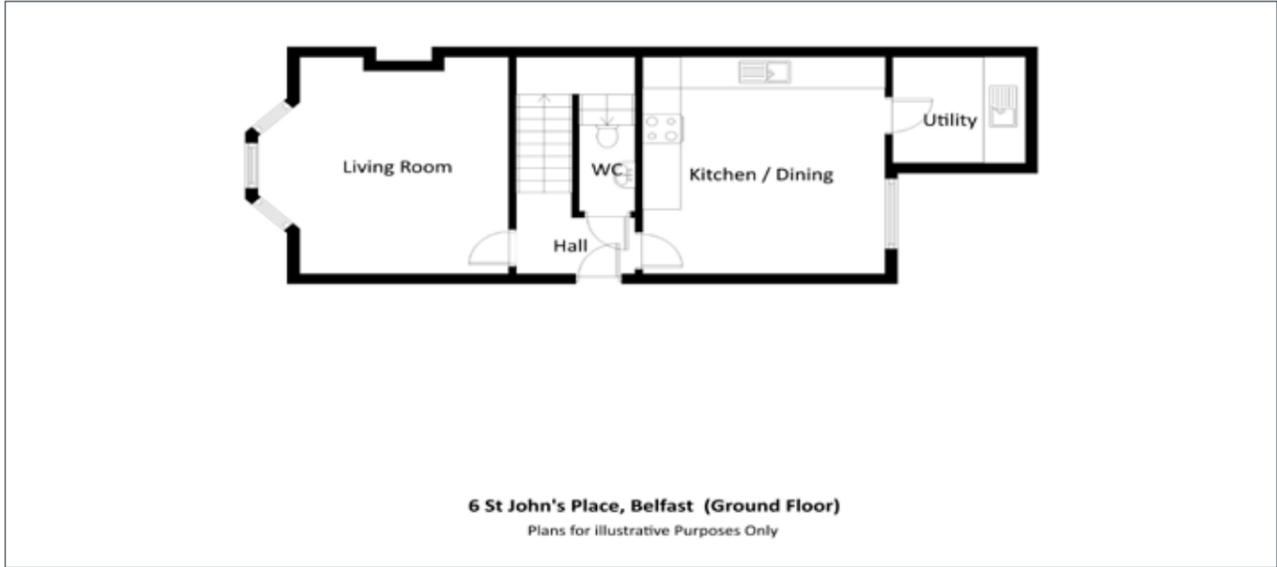
BEDROOM (3):
14' 9" x 14' 4" (4.5m x 4.37m) (at widest points)

Two velux windows.



OUTSIDE

Garden in lawn to front. Pavier patio area / driveway to rear.



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: TOD/G/21



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

EPC REF: 7330-2322-7009-0000-2292

South Belfast
525 Lisburn Road
Belfast BT9 7GQ
T 02890 668888
E southbelfast@simonbrien.com

North Down
48 High Street
Holywood BT18 9AE
T 02890 428989
E holywood@simonbrien.com

East Belfast
237 Upper Newtownards Road
Belfast BT4 3JF
T 02890 595555
E eastbelfast@simonbrien.com

Newtownards
17 High Street
Newtownards BT23 4XS
T 02891 800700
E 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.