

simon**BRIEN**  
RESIDENTIAL

26 Ophir Gardens,  
Belfast, BT15 5EP



Offers Around £259,950

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

## KEY FEATURES

Superb Period Semi-Detached Villa In Sought After Location  
3 Well-Proportioned Bedrooms With Master With Feature Fireplace  
Two Reception Rooms  
Living Room With Attractive Fireplace With French Doors To  
Dining Room With Feature Fireplace  
Luxury Fitted Kitchen Open To: Dining Area With Upvc Door Leading To Patio Area  
Modern Fully Tiled White Bathroom Suite  
Floored Roof Space  
Gas Fired Central Heating  
Well Presented Throughout  
Gravel Driveway Off Street Parking & Enclosed Lawns To The Side With Patio Area

## DESCRIPTION

This attractive semi-detached home in Ophir Gardens is well positioned off the Antrim Road. The property has been renovated and finished to a very high standard by the current vendors but importantly retains those period features. It has a bright airy feel with lots of charm.

The layout consists of two reception rooms with fireplaces which open in to each other and a luxury fitted kitchen / dining area. Upstairs there are 3 bedrooms and a modern fully tiled bathroom.

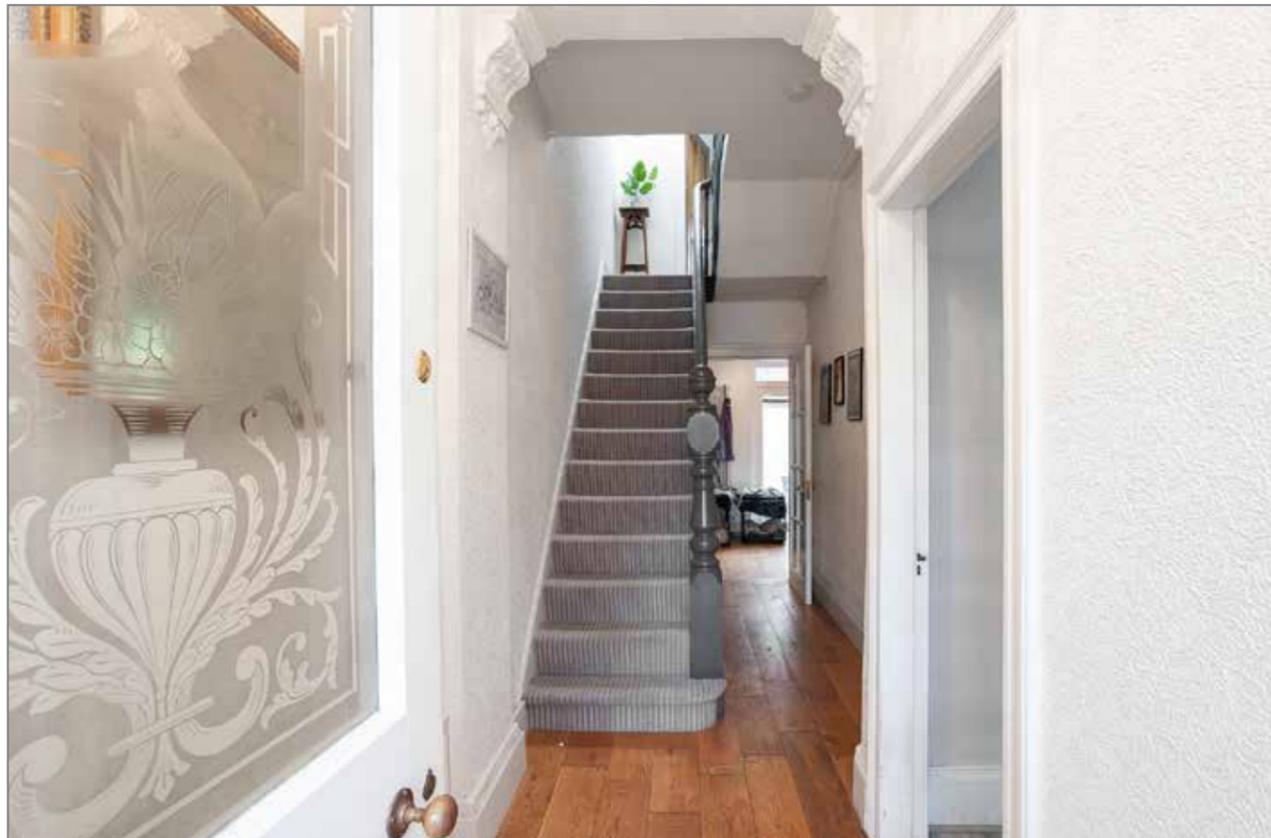
All in all, this is an excellent opportunity to purchase a superb semi-detached home in this highly regarded and sought after residential location. Viewing is strictly by private appointment by contacting our office on 028 9066 8888.

## ACCOMMODATION

### ENTRANCE

#### ENTRANCE PORCH:

Enclosed entrance porch with original tiled floor leading to entrance hall with glazed vestibule door, wood strip floor, panelled radiator, cornice ceiling and under stairs cloaks.



## GROUND FLOOR

### LOUNGE:

14' 2" x 12' 5" (4.32m x 3.78m)

Into bay, attractive antique fireplace, slate tiled inset, panelled radiator, cornice ceiling and ceiling rose.



**DINING ROOM:**  
11' 3" x 13' 7"  
(3.43m x 4.14m)

Into bay, attractive fireplace, marble inset, panelled radiator, cornice ceiling and cornice rose.



**KITCHEN:**  
10' 2" x 15' 0" (3.1m x 4.57m)

1.5 bowl single drainer stainless steel sink, extensive use of high and low level units, built in high level double oven and ceramic hob, stainless steel canopy extractor fan, stainless steel splash back, integrated dishwasher and fridge/freezer, tall larder and tall broom cupboard.



**DINING AREA:**

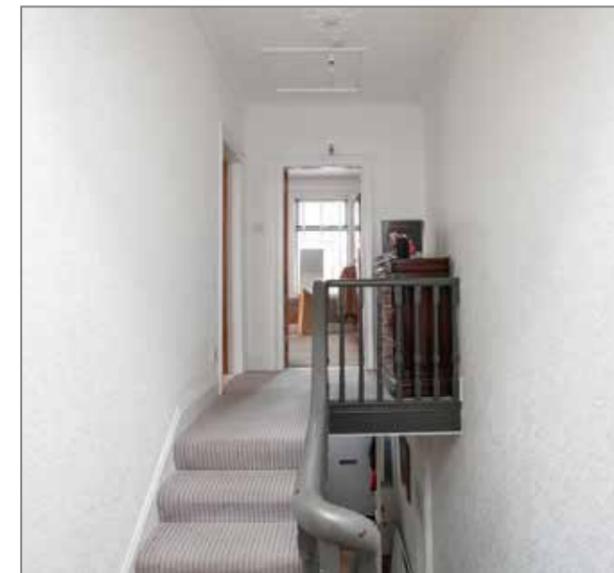
Exposed brick feature brick wall, recessed lighting, mood lighting, picture window, uPVC double glazed rear door.



**FIRST FLOOR**

**LANDING:**

Double panelled radiator.



**BATHROOM:**

Whisper Grey suite comprising panelled bath, telephone hand shower, pedestal wash hand basin, low flush WC, fully tiled walls, ceramic tiled floor, pannelled radiator, airing cupboard.



**BEDROOM (1):**  
**17' 2" x 11' 3" (5.23m x 3.43m)**

Panelled radiator, attractive cast iron fireplace, cornice ceiling.



**BEDROOM (2):**  
**11' 7" x 10' 11" (3.53m x 3.33m)**

Panelled radiator, cast iron fireplace.



**BEDROOM (3):**  
**9' 11" x 7' 0" (3.02m x 2.13m)**

Panelled radiator, exposed timber floor.

**ROOFSPACE**

Floored and sheeted, light and power.

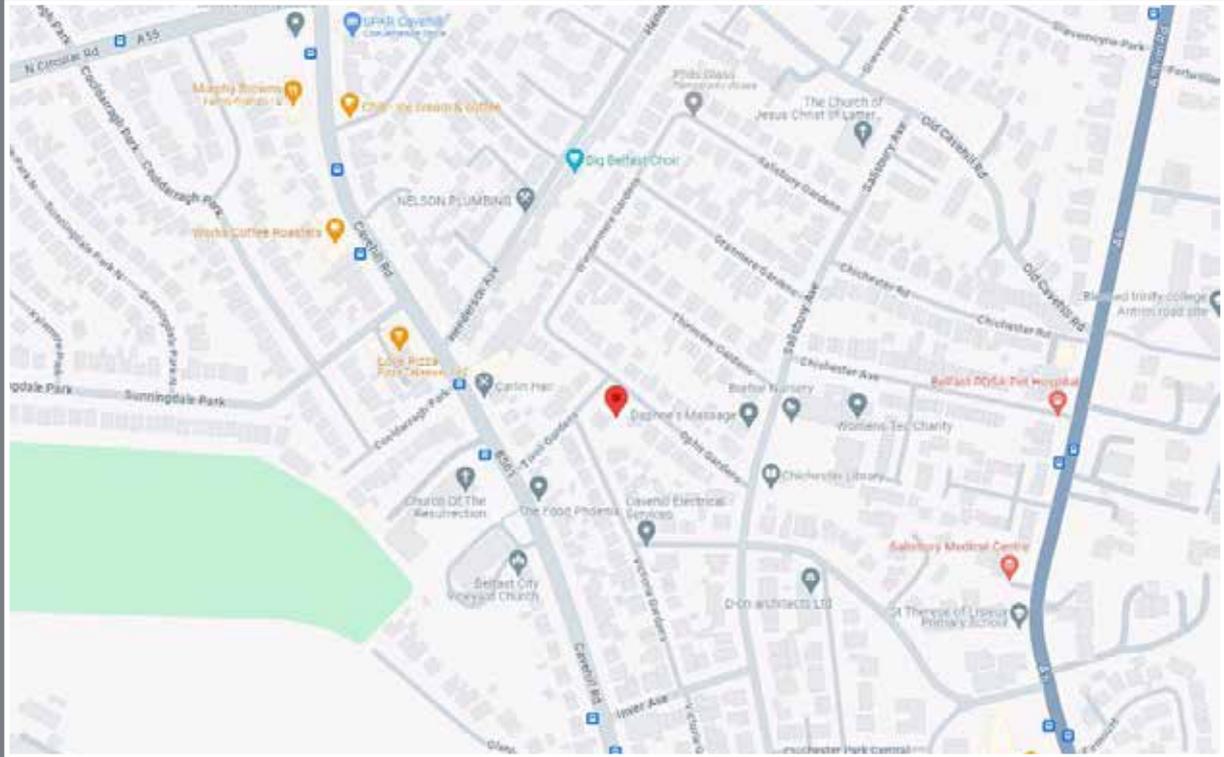
**OUTSIDE**

Corner site, mature gardens in lawns and flowerbeds, large garden shed, enclosed rear yard, covered utility area, gas boiler, plumbed for washing machine, light and power and hot water tap.

Outside WC - Light and tap



# 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)

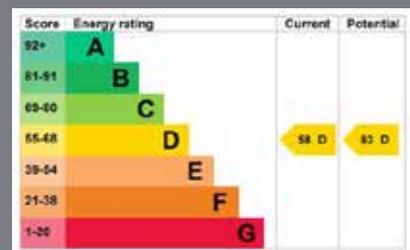


## Lettings Department

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/M/24/SD



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