

simon**BRIEN**  
RESIDENTIAL

54 Greenwood Glen,  
Four Winds, BT8 7WE



Asking Price £225,000

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#### KEY FEATURES

- Well Presented Three Bedroom Detached Property Located off the Purdysburn Road in South Belfast
- Conveniently Located Close to Belfast City Centre and Many Local Amenities
- Within Close Proximity to Forestside Shopping Centre and Tesco Extra
- Close to Excellent Schools, Local Parks and Belfast City Airport
- Lagan Tow Path and Belvoir Park Golf Club Within Striking Distance
- Three Well Appointed Bedrooms, Main Bedroom with En-Suite Shower Room
- Hallway with Downstairs WC
- Spacious Living Room with French Doors to a Separate Dining Room
- Dining Room with UPVC Double Glazed French Doors Leading to Rear Decking Area
- Kitchen Diner with Generous Under Stairs Storage
- Separate Family Bathroom with White Suite
- Additional Storage Cupboard with Access to Worcester Bosch Gas Fired Boiler
- Enclosed Front Garden with Patio Walkway
- Patioed Driveway with Private Off-Street Parking for Several Cars
- Enclosed Rear Garden with Southerly Aspect and Raised Decking Area Ideal for Outdoor Entertaining
- Gas Fired Central Heating
- UPVC Double Glazing Throughout
- No Onward Chain
- Ideally Suited to the First Time Buyer, Young Professional, Upsizer and Young Family Alike
- Early Viewing Highly Recommended

#### DESCRIPTION

We are delighted to bring to the market this fantastically proportioned three bedroom detached family home located just off Purdysburn Road in South Belfast. The location offers ease of access for the city commuter and is within striking distance of a range of local amenities including many popular restaurants, shops and boutiques. The property lies within the catchment area to a range of the country's most prestigious schools.

In short the property comprises of: reception hall with downstairs WC, spacious living room with French Doors to a separate dining room, well-proportioned kitchen diner, three double bedrooms, main bedroom with en-suite shower room and a further family bathroom with white suite.

The property further benefits from gas fired central heating and UPVC double glazing throughout, a patioed driveway with off street parking for several cars and a low maintenance rear garden with southerly aspect and raised decking area ideal for outdoor entertaining.

With generously proportioned rooms, no onward chain and close proximity to Belfast City Centre and main arterial transport links, this property ticks a lot of boxes for the prospective buyer. Early internal inspection is highly recommended to appreciate all this property has to offer.

#### ACCOMMODATION

##### ENTRANCE

##### RECEPTION HALL:

Hardwood glazed front door to reception porch with solid strip wooden flooring, cloaks area.

Further glazed inner door leading into reception hall with solid strip wooden flooring.



##### DOWNSTAIRS WC:

White suite comprising, low flush WC, floating wash hand basin with chrome mixer taps and vanity unit, glass window and solid strip wooden flooring.



**GROUND FLOOR**

**LIVING ROOM:**  
**16' 3" x 10' 8" (4.95m x 3.25m)**

Outlook to front, fire with wooden mantle piece and surround, cast iron inset and slate hearth French doors leading to;



**DINING ROOM:**  
**10' 8" x 10' 5" (3.25m x 3.18m)**

Outlook to rear, uPVC double glazed French doors to rear garden.



**KITCHEN/DINING:**  
**19' 0" x 9' 0" (5.79m x 2.74m)**

Fitted kitchen with range of high and low level units, laminate worktops, single drainer sink unit with chrome mixer tap, space for washing machine, fridge freezer and dishwasher. Ample space for casual dining, 4 ring gas hob with extractor fan and oven and grill, Picture window outlook to rear garden and hardwood glazed access door to rear garden.





**FIRST FLOOR**

**LANDING:**

Built in hot press/storage cupboard, access to 'Worcester Bosch' boiler.

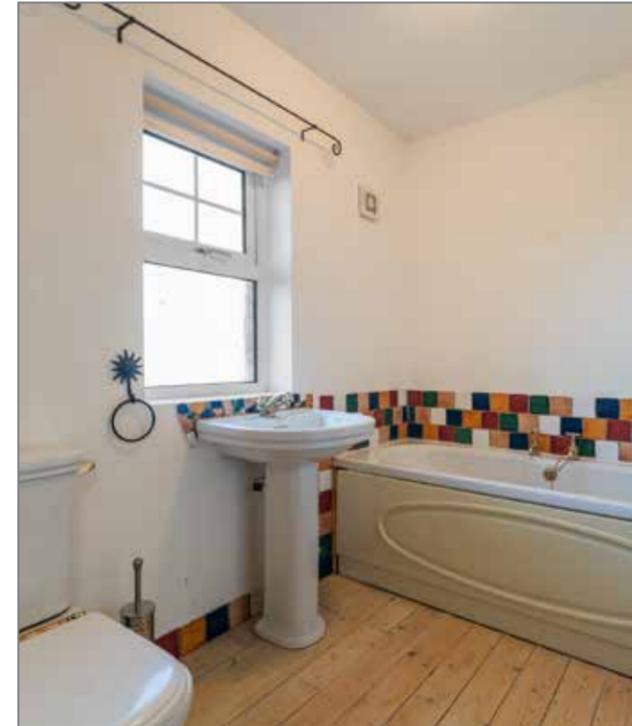
**BEDROOM (1):**

**15' 5" x 10' 1" (4.7m x 3.07m)**

Access to roofspace.

**FAMILY BATHROOM:**

White suite comprising, low flush WC, pedestal wash hand basin with brass taps, pannelled bath with brass taps, partly tiled walls, solid strip wooden flooring, picture window, extractor fan.



**OUTSIDE**

Enclosed front garden laid in lawns with patio walkway and driveway. Off street parking for several cars. Corner garden, surrounding fencing with shrubs, trees and hedging. Rear garden - South East facing enclosed private rear garden, part laid in lawns, part patio, raised decking area, outside tap and light and surrounding fence and hedging.



**ENSUITE SHOWER ROOM:**

White suite comprising, low flush WC, pedestal wash hand basin with chrome mixer taps, corner shower with glass sliding doors. Fully tiled walls, vinyl flooring, frosted glass picture window.

**BEDROOM (2):**

**11' 0" x 10' 5" (3.35m x 3.18m)**

Outlook to rear.



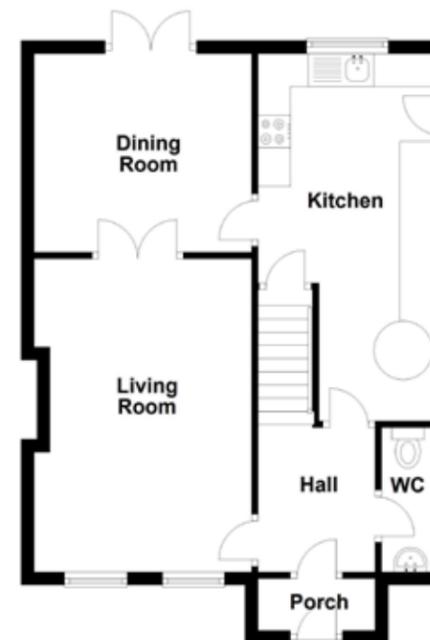
**BEDROOM (3):**

**9' 1" x 9' 1" (2.77m x 2.77m)**

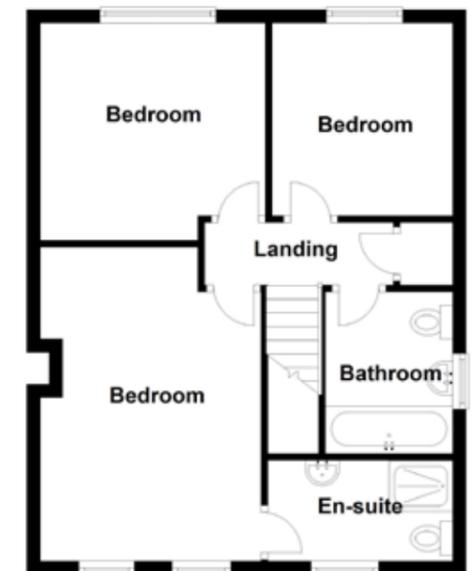
Outlook to rear.



**Ground Floor**



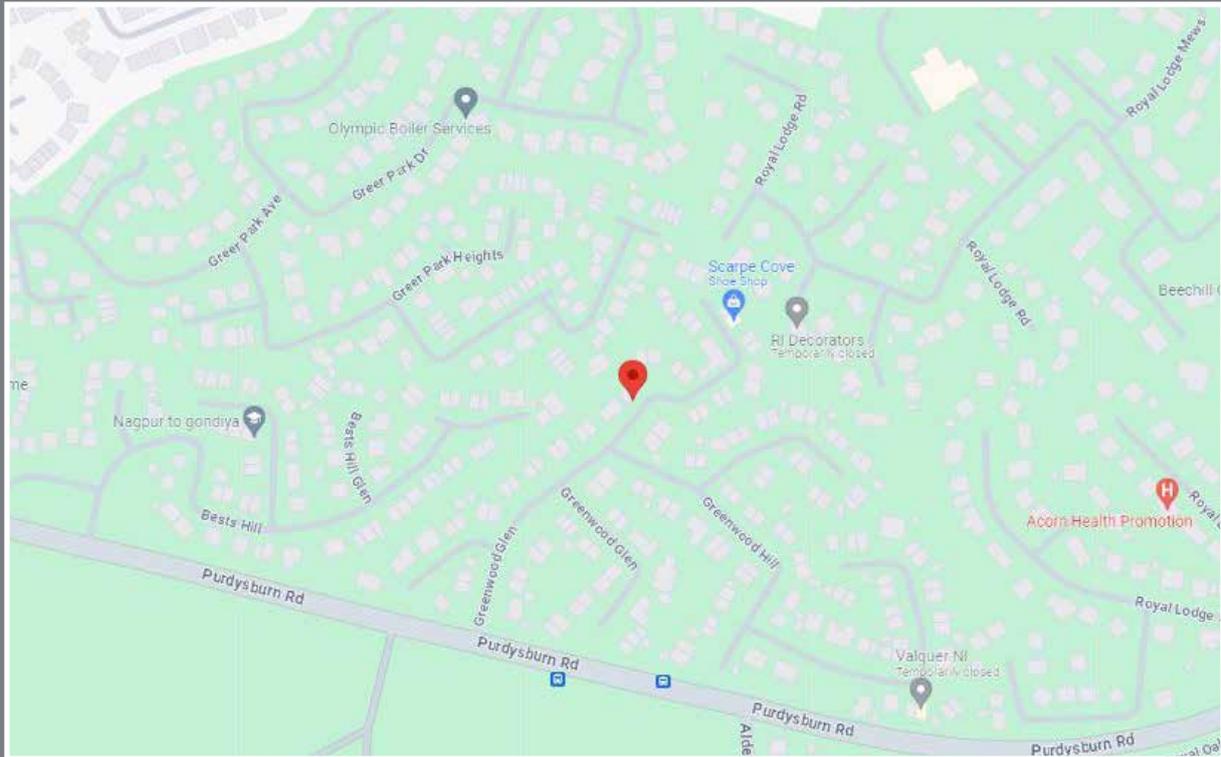
**First Floor**



This plan is for illustrative purposes only.  
Plan produced using PlanUp.

**54 Greenwood Glen, Belfast**

# 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: RMck/M/24/SD



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