

simonBRIEN
RESIDENTIAL

58 Lansdowne Park,
Belfast, BT15 4AG



Asking Price £225,000

Telephone 02890 668888
www.simonbrien.com



KEY FEATURES

- Attractive Semi-Detached Family Home
- Exceptionally Well Presented Accommodation Throughout
- Three Bedrooms
- Living Room With Attractive Feature Fireplace
- Contemporary Kitchen Open To Dining Area
- Modern Bathroom In White Suite
- Gas Fired Central Heating (Smart System)
- CCTV System and Security Alarm
- Fresh Air Ventilation System Installed
- PVC Double Glazing
- Large Gardens To Rear
- Detached Garage
- Parking to Front for 2 Cars
- Ideal First Time Buy Or For Young Professional/Family
- Popular & Convenient Location Close To Local Amenities, Schooling & Transport Routes
- Viewing by Private Appointment

DESCRIPTION

Exceptionally well located off Lansdowne Road, in one of North Belfast's most popular residential locations, the property is well placed close to a host of local amenities within the area, schooling and transport routes connecting Belfast and further afield.

The property itself provides exceptionally well presented accommodation with three bedrooms, spacious living room, together with kitchen open plan to dining and bathroom in modern white suite. In addition, the property has the added benefit of 2 parking spaces to front, large gardens to rear and detached garage

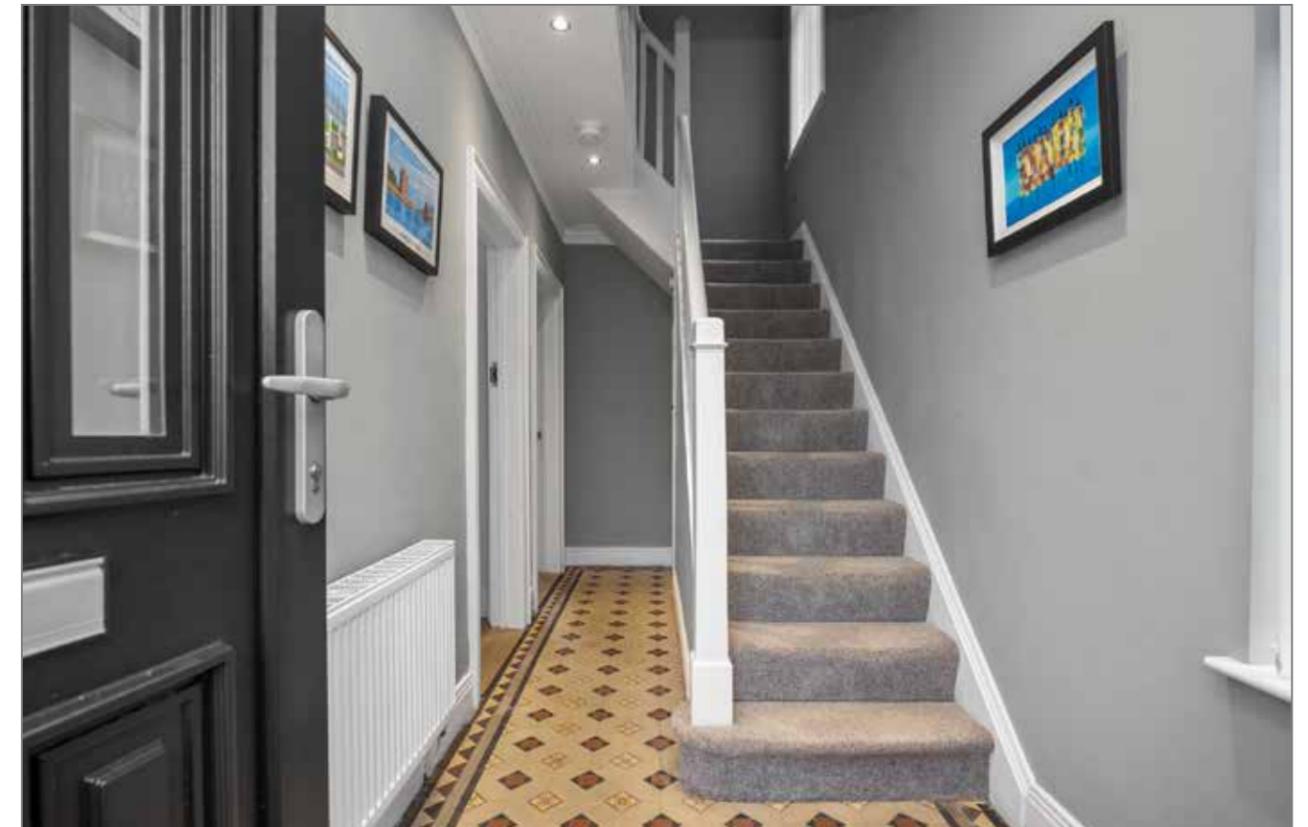
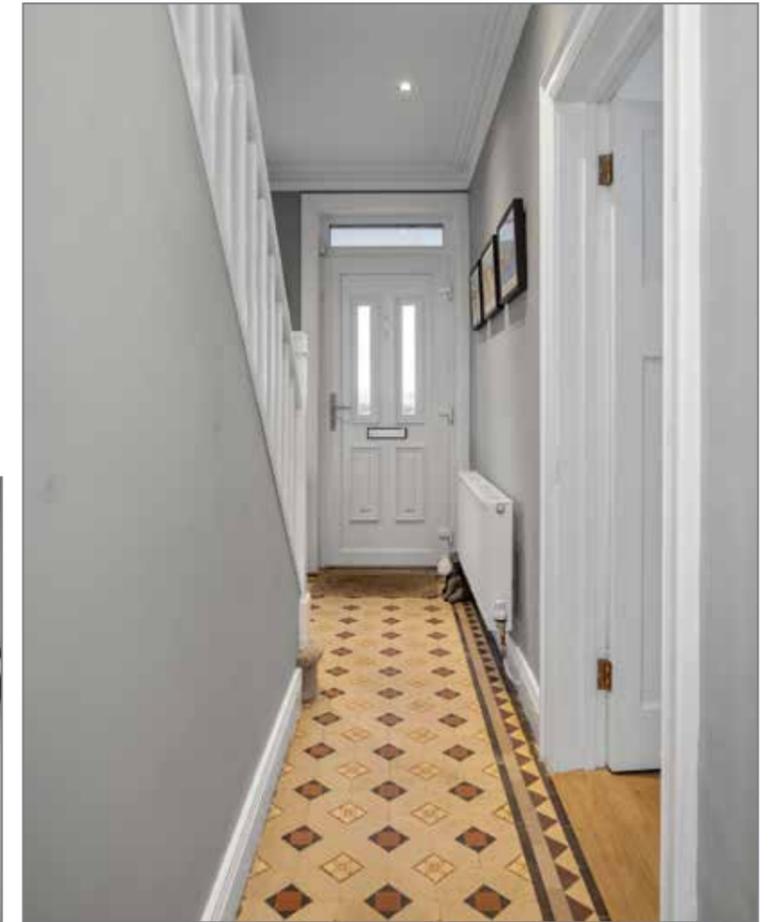
Likely to be of interest to the first buyer, young professional or family in today's market viewing is by appointment through our South Belfast office on 028 9066 8888.

ACCOMMODATION

GROUND FLOOR

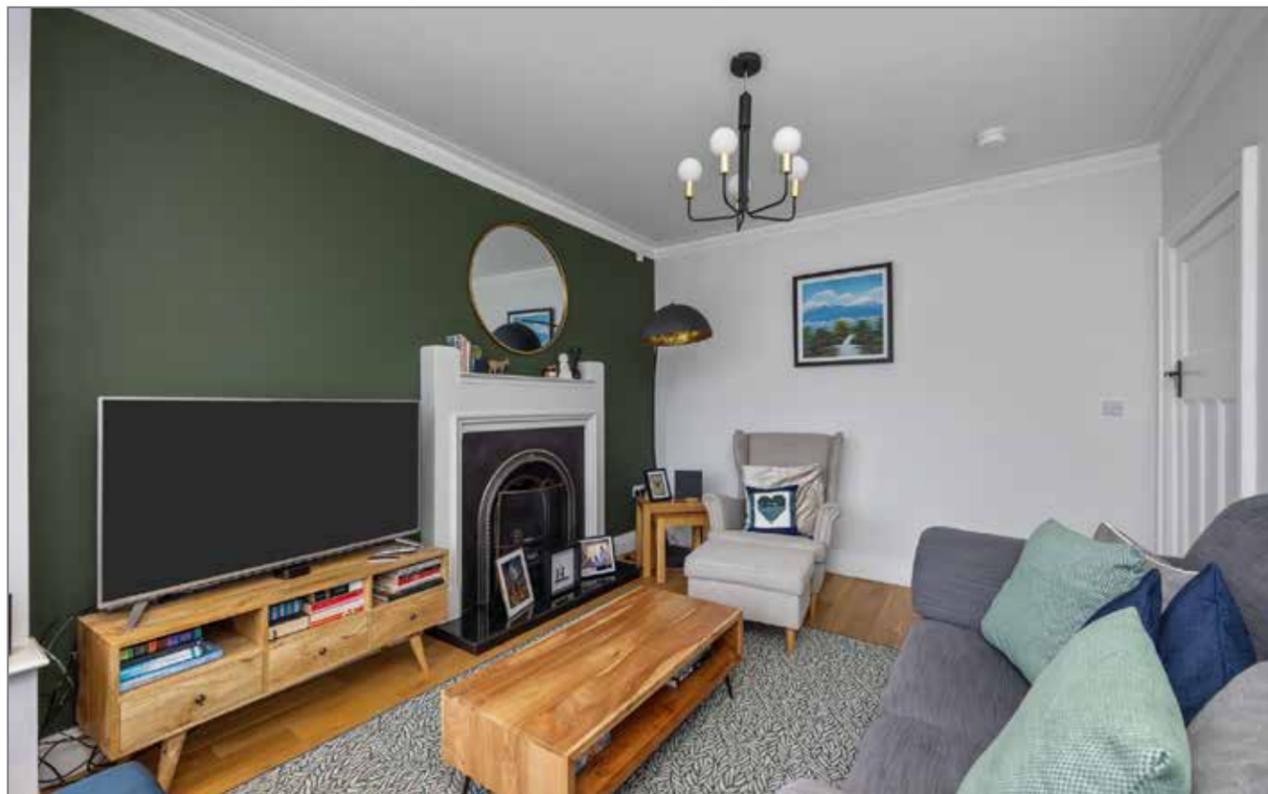
ENTRANCE HALL:

PVC Door to Entrance Hall, tiled floor.



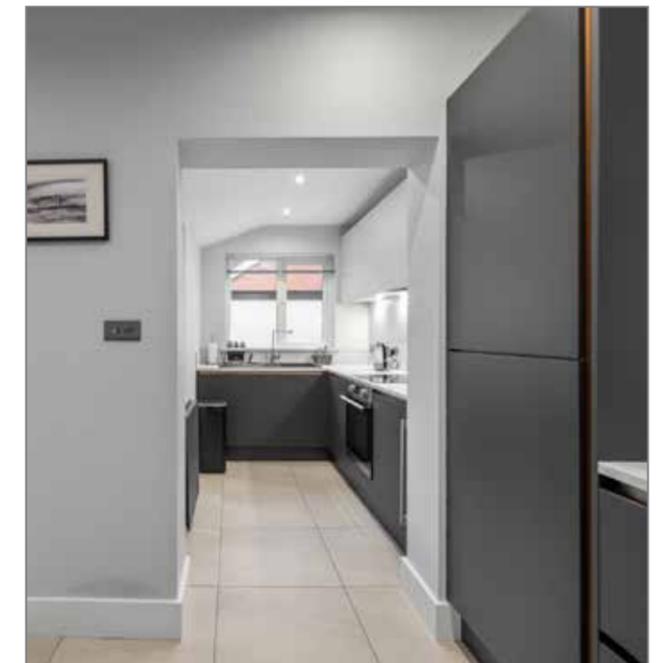
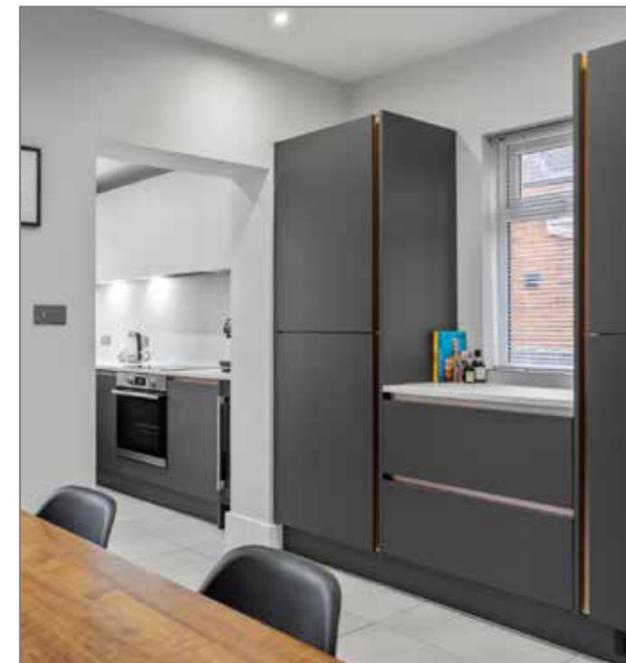
LIVING ROOM:
14' 6" x 10' 4" (4.42m x 3.15m)

Attractive Feature Fireplace with open fire, oak flooring.



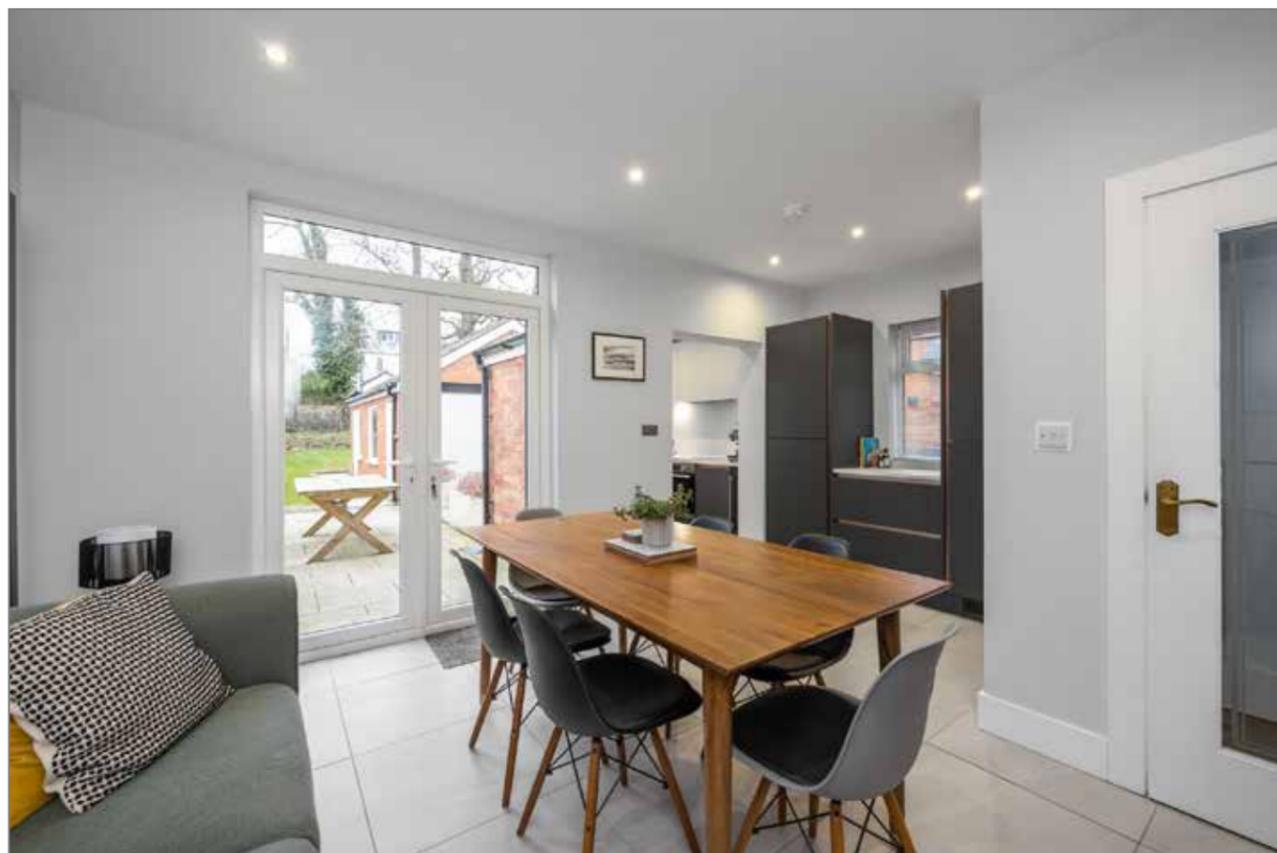
KITCHEN:
16' 5" x 6' 2" (5m x 1.88m)

Excellent Range of High and Low Level units, inset sink, 4 ring hob, elec oven, integrated fridge freezer, open to –

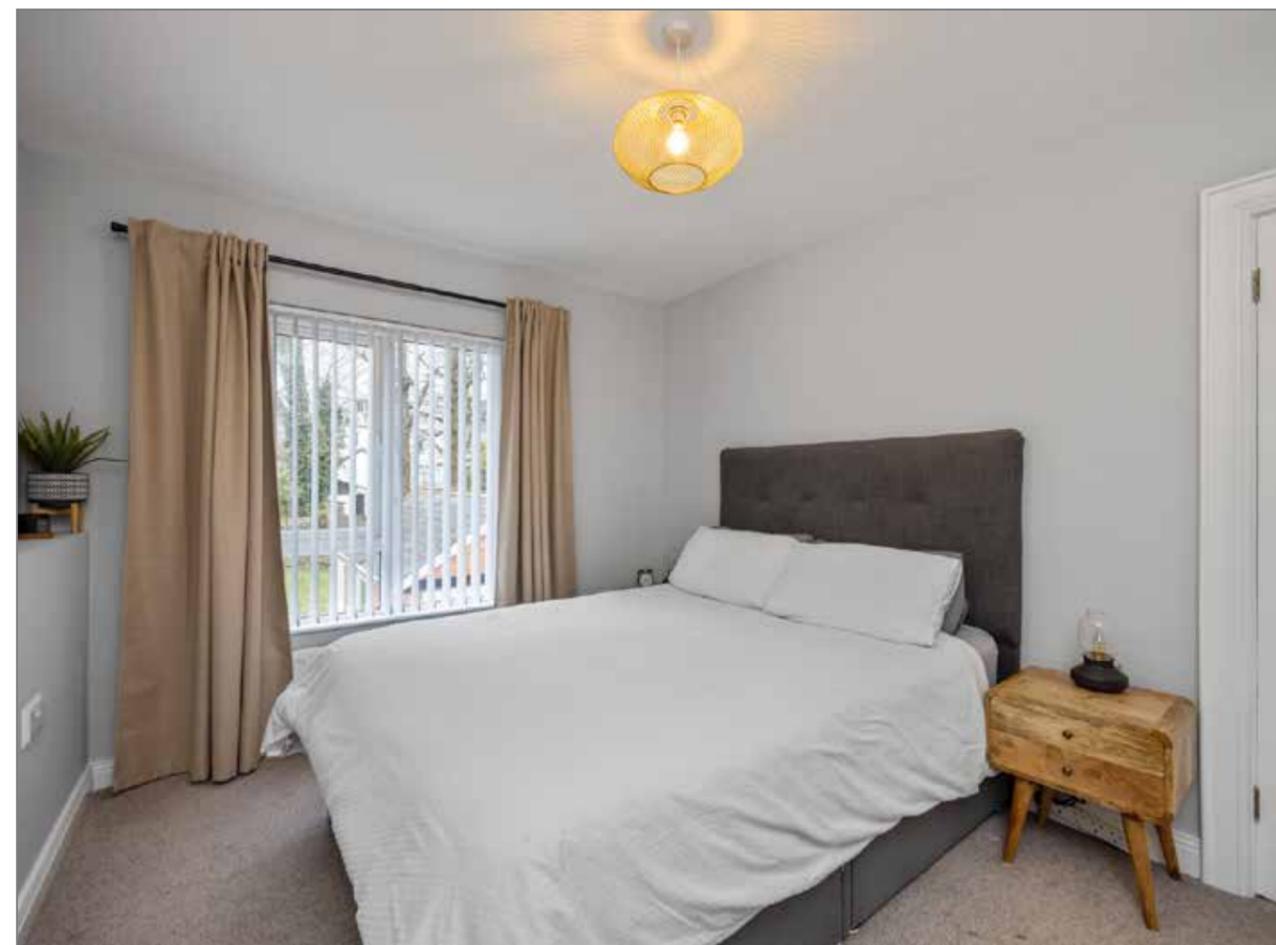
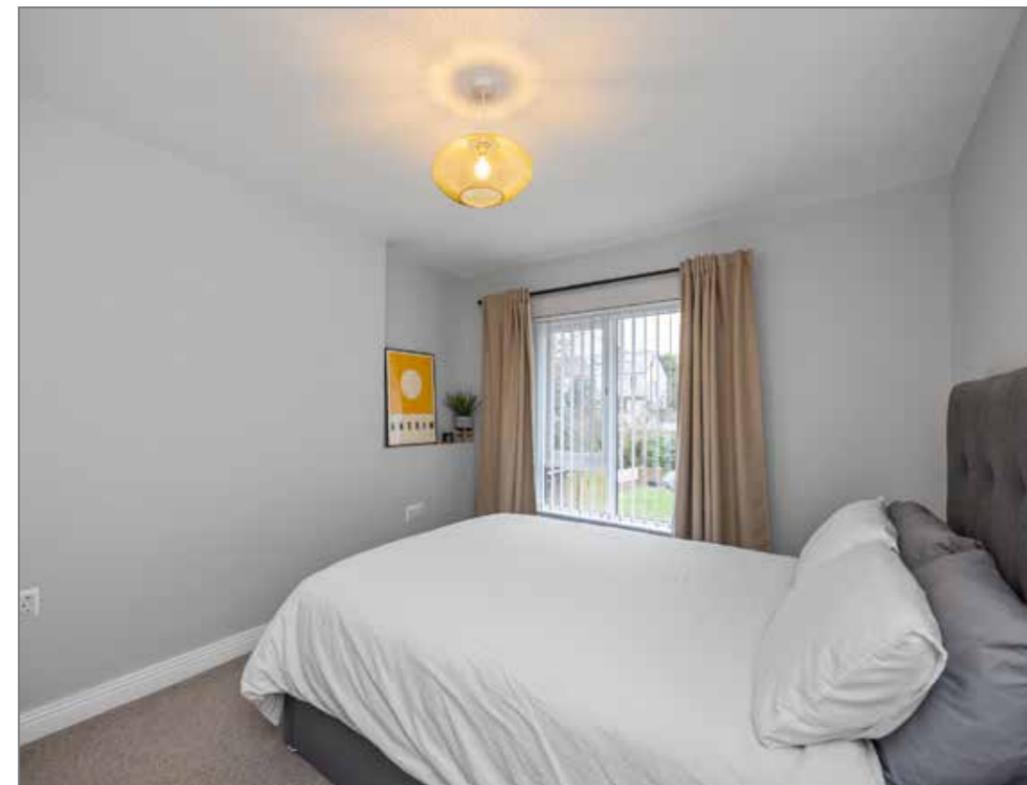




DINING ROOM:
12' 3" x 10' 4" (3.73m x 3.15m)
Access to rear garden.



FIRST FLOOR
LANDING:
Access to roofspace.
BEDROOM (1):
11' 8" x 9' 1"
(3.56m x 2.77m)



BEDROOM (2):
11' 6" x 9' 2" (3.51m x 2.79m)



BEDROOM (3):
8' 3" x 6' 7" (2.51m x 2.01m)



BATHROOM:

White suite, panelled bath, mixer taps, telephone hand shower, overhead shower, low flush WC, pedestal wash hand basin.



DETACHED GARAGE:
30' 0" x 8' 3" (9.14m x 2.51m)

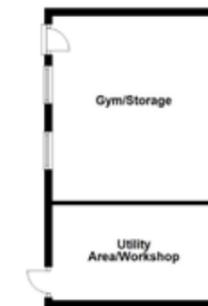


OUTSIDE

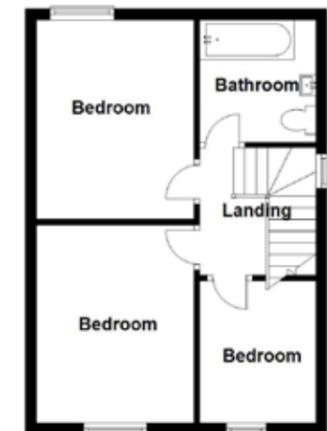
Gardens to Rear – Lawns, 2 Parking spaces to front.



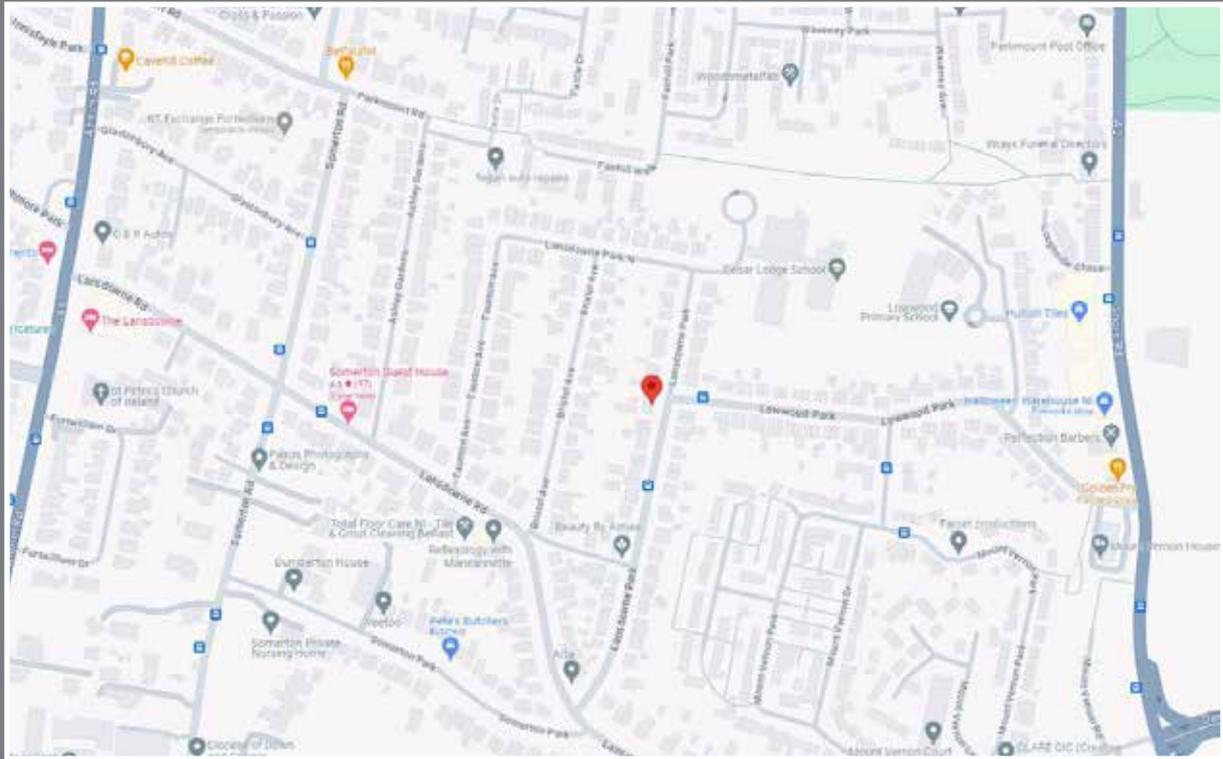
Ground Floor



First Floor



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: ML/N/24/SD



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