

simon**BRIEN**
RESIDENTIAL

24 Brooke Hall Avenue,
Belfast, BT8 6WE



Offers Over £475,000

Telephone 02890 668888
www.simonbrien.com

DESCRIPTION

We are delighted to list this spacious detached three storey family home in one of the biggest corner sites of the development which is on the outskirts of South East Belfast with good access by car to the City Centre and with the benefit of a Park and Ride facility close by.

The excellent accommodation comprises on the ground floor, a bedroom (adaptable), study / gym, integral garage, utility room, downstairs wc. First floor comprises of modern fitted kitchen open plan to sunroom, living / dining room, playroom. Second floor, four well proportioned bedrooms including ensuite and family bathroom.

In addition, the property benefits from uPVC framed double glazed windows, gas central heating and a good sized enclosed gardens on a superb corner site.

Viewing is by private appointment. Please contact our South Belfast office on 028 9066 8888.

KEY FEATURES

- Substantial Detached Three Storey Family Home With Exceptional Accommodation On a Spacious Corner Site
- Popular Location With Good Access To City Centre, Park & Ride Facility In Close Proximity
- Spacious Living / Dining Room With Feature Fireplace
- Spacious Fitted Kitchen With Island Open Plan To Sunroom With Wood Burning Stove and upvc Double glazed Doors Leading Outside
- Five Bedrooms (Master With Ensuite Shower Room)
- Dining Room (currently a playroom)
- Study / Gym On Lower Floor
- Family Bathroom
- Utility Room & Ground Floor WC
- Brick Pavior Driveway & With Parking For 3 Vehicles Side by Side
- Spacious Enclosed Rear Garden In Lawn With South Facing Aspect
- Integral Garage
- uPVC Double Glazed Windows
- Gas Fired Central Heating
- Enclosed Side & Rear Gardens Ideal For Entertaining

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL:

Intercom system. Hardwood front door with fan light to entrance hall. Access to integral garage.



BEDROOM (5)/GARDEN ROOM: 20' 2" x 11' 11" (6.14m x 3.63m)

Upvc doors to side garden,



DOWNSTAIRS WC:

WC and sink unit with mixer taps, tiled floor. Part tiled walls.



STUDY/GYM:

12' 0" x 8' 0" (3.66m x 2.45m)



UTILITY ROOM:

11' 8" x 4' 11" (3.56m x 1.51m)

Range of built in units, single drainer sink unit with mixer taps, plumbed for washing machine, part tiled walls, tiled floor. Gas boiler. Access to rear.



FIRST FLOOR

LIVING/DINING ROOM:
23' 5" x 12' 4" (7.13m x 3.75m)

Fire-place with granite inset and hearth decorative surround housing a gas fire. Cornice ceiling. Access to sun-room.



KITCHEN/DINING/LIVING AREA:
18' 10" x 12' 2" (5.73m x 3.72m)

Full range of high and low levels , glazed display cabinets, fomica work surfaces, built in 5 ring gas hob stainless steel double under oven, pull out bin, stainless steel over head extractor fan, integrated fridge freezer, integrated dish-washer. Single drainer 1 ¼ bowl stainless steel sink unit with mixer tap. Tiled flooring.Spotlights.



DINING ROOM:
23' 1" x 12' 6" (7.04m x 3.81m)

(Currently utilised as a playroom). Granite fire-place and hearth, housing coal effect gas fire.



SUN ROOM:
18' 1" x 12' 8" (5.51m x 3.85m)

Cast iron wood burning stove. Upvc patio doors with glazed side panels.



SECOND FLOOR

BEDROOM (1):
18' 9" x 12' 4" (5.72m x 3.75m)



DRESSING ROOM:

Provides access to en-suite with robe and shelved storage.



ENSUITE BATHROOM:

Comprising double shower cubicle, pedestal wash hand basin with mixer tap. Low flush w.c, part tiled walls, tiled floor.



BEDROOM (2):
13' 5" x 12' 10" (4.09m x 3.91m)



BEDROOM (3):
11' 1" x 10' 1" (3.37m x 3.08m)



BEDROOM (4):
11' 2" x 9' 11" (3.40m x 3.02m)

Wall to wall sliding-ropes.



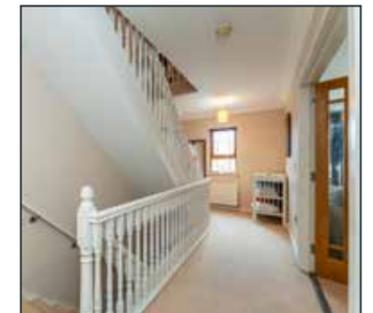
BATHROOM:

White suite comprising panelled bath with mixer taps. Separate, large walk in shower cubicle. Pedestal wash hand basin. Low flush w.c, part tiled walls, tiled floor.



LANDING:

Fold down ladder. Built in storage.



OUTSIDE

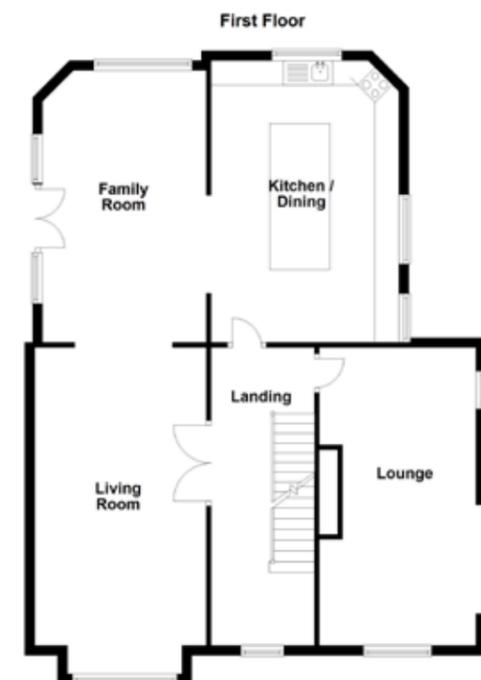
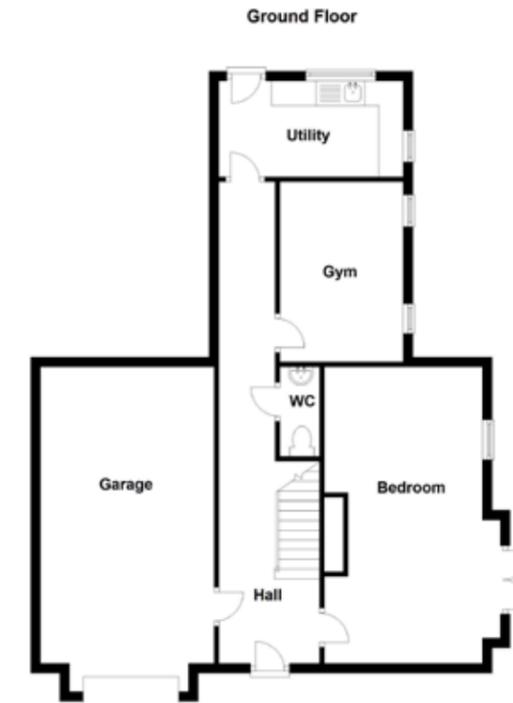
Front - Block paved driveway with ample parking for three cars side by side leading to integral garage.

Rear - The side/rear patio & garden can be accessed from sun room, this in turn leads to the large rear and side gardens that wrap around the property each capturing the sun at different points in the day. At the side of the property there is a further patio and purpose built BBQ area.

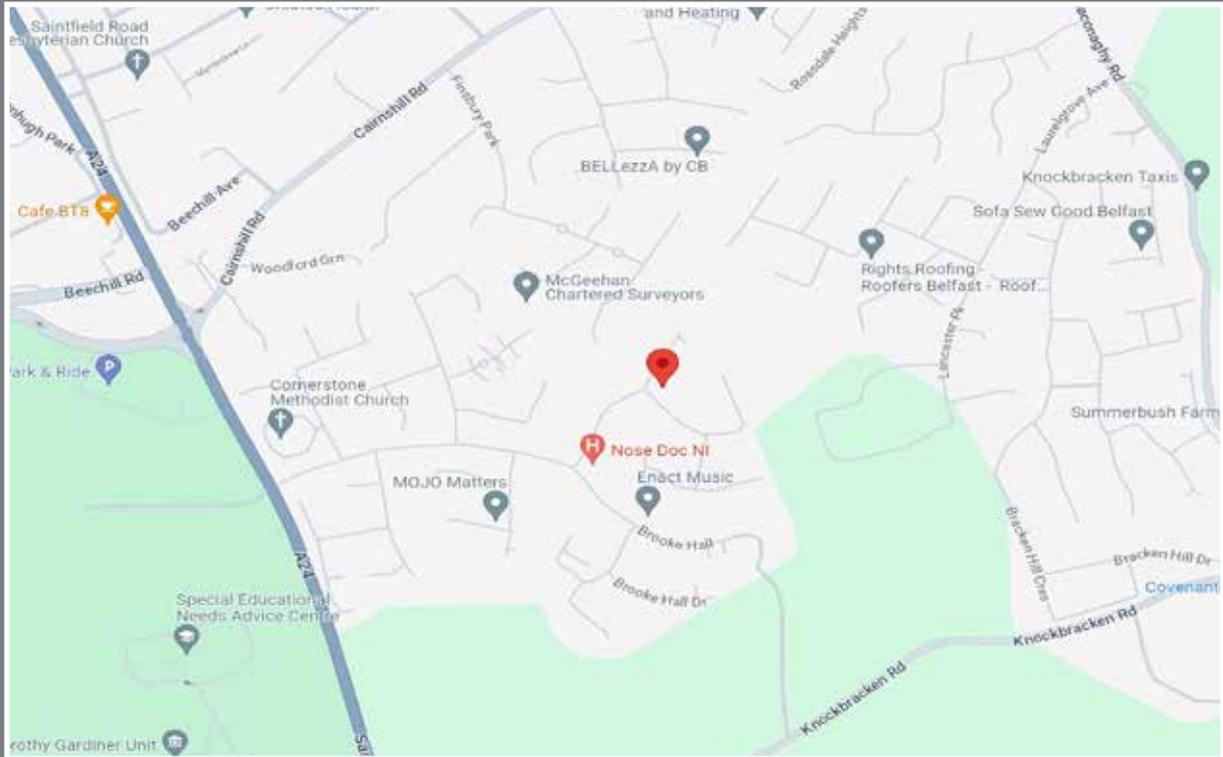
INTEGRAL GARAGE:

23' 7" x 11' 9" (7.18m x 3.59m)

Electrically operated up and over door. Light and power.



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

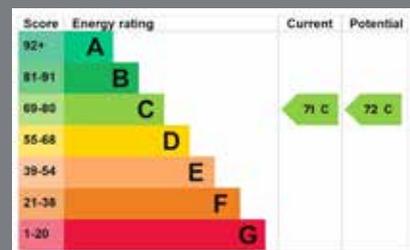


Lettings Department

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: RL/C/24/SD



EPC REF: 0054-3035-4207-5304-6204

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

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