

simon**BRIEN**  
RESIDENTIAL

48 Gransha Park  
Belfast, BT11 8AU



Offers Over £225,000

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## KEY FEATURES

- Immaculate Three Bedroom Semi-Detached Property Located off the Glen Road in West Belfast
- Finished and Maintained to the Highest Standard Throughout by the Current Owner
- Fantastic Private Level Site with Extension to Rear
- Conveniently Located Close to Belfast City Centre and Many Local Amenities
- Close to Excellent Schools, Local Parks and Belfast City Airport
- Three Well Appointed Bedrooms
- Spacious Hallway with Additional Storage
- Separate Lounge with Outlook to Front
- Living Room / Dining Room Open to a Fantastic Sun Room
- Sun Room with Outlook to Rear Garden
- Fitted Kitchen with Quartz Worktops, Range of Built in Units and Storage
- Family Bathroom with Modern White Suite
- Fixtures and Fittings, e.g. Curtains, Curtain Poles, Blinds, and Garden Shed Included in Sale
- Enclosed Private Rear Garden with Low Maintenance and Southerly Aspect
- Metal Gates with Private Tarmac Driveway Providing Ample off Street Parking
- Gas Fired Central Heating
- UPVC Double Glazing Throughout
- 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 beautifully finished three bedroom extended semi-detached ideally positioned just off the Glen Road. 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 and shops. The property lies within the catchment area to a range of the country's most prestigious schools.

In short the property comprises of: spacious airy hallway with additional storage, separate lounge, living dining room open to a separate sun room, bespoke fitted kitchen with quartz worktops, three well proportioned bedrooms and a family bathroom with white suite.

The property further benefits from gas fired central heating and UPVC double glazing throughout, a tarmac driveway with off street parking for several cars, front corner garden laid in lawns and an enclosed private rear garden with patio area providing a southerly aspect and excellent privacy.

With generously proportioned rooms, 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

### GROUND FLOOR

#### RECEPTION HALL:

uPVC doubled glazed front door with frosted glass inset and side lights into reception hall with laminate effect wooden flooring, understairs storage, plumbed for washing machine



## LIVING ROOM:

**13' 2" x 10' 9" (4.01m x 3.28m)**

Outlook to front, laminate effect wooden flooring, carved wooden mantle piece and surround with cast iron inset and tile hearth



## LOUNGE:

**12' 0" x 11' 4" (3.66m x 3.45m)**

Wooden laminate effect flooring, cornice ceiling, picture rail



**SUN ROOM:**  
**15' 10" x 9' 0" (4.83m x 2.74m)**

Outlook to side and rear, ample space for casual dining, space for fridge freezer, tiled floor, uPVC double glazed French doors to rear garden

**KITCHEN:**

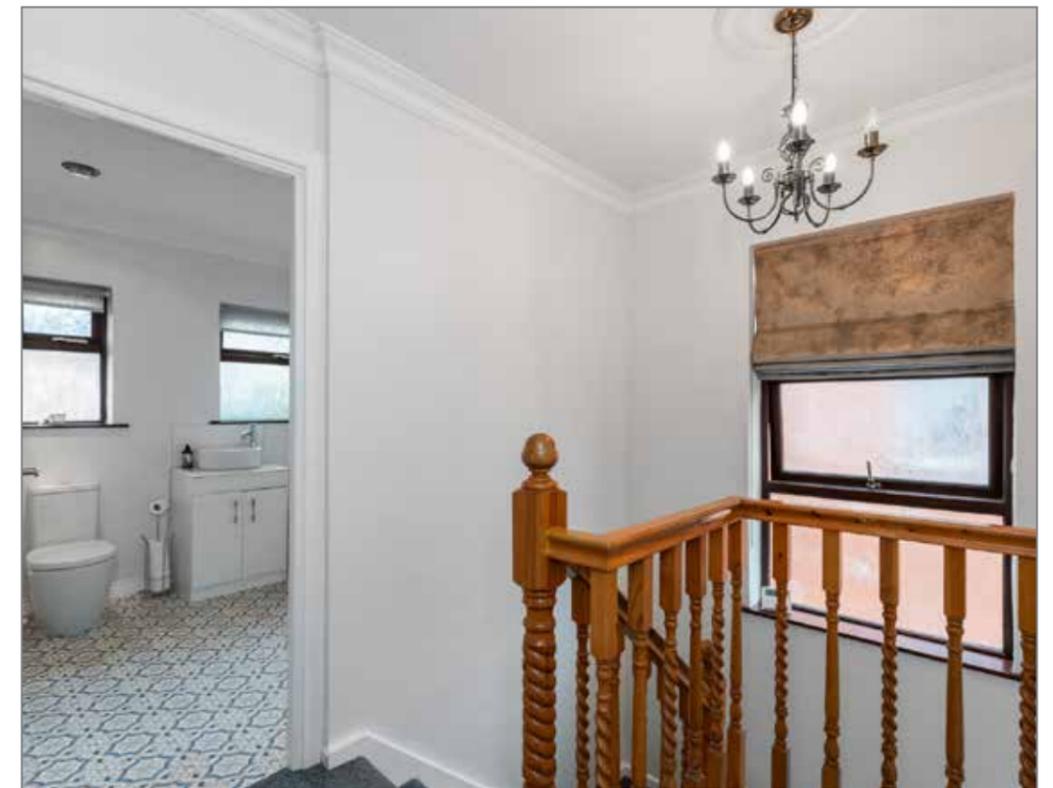
Bespoke fitted kitchen with range of high and low level units, quartz stone worktops, 5 ring Belling gas hob, quartz stone upstand and splashback, built-in extractor fan, oven and grill and dishwasher, Stainless steel single drainer sink with side drainer and chrome taps, built-in high level microwave with additional built-in larder storage



**FIRST FLOOR**

**LANDING:**

Picture window, access hatch to roofspace via slingsby ladder, roofspace fully floored with light



**FAMILY BATHROOM:**

White suite comprising, low flush WC with push button, floating wash hand basin with chrome mixer tap and built-in vanity unit with tile splashback, panelled bath with fixed glass door, bath with chrome mixer tap and telephone attachment, shower with chrome thermostatic control valve and telephone attachment, hotpress with access to Worcester Bosch gas boiler, chrome heated towel rail, low voltage recessed spotlighting



**BEDROOM (1):**  
**12' 8" x 12' 0" (3.86m x 3.66m)**

Outlook to front, fantastic views across Belfast city center



**BEDROOM (2):**  
**12' 0" x 11' 5" (3.66m x 3.48m)**

Outlook to rear



**BEDROOM (3):**  
**9' 0" x 7' 7" (2.74m x 2.31m)**

Additional built-in storage cupboard, outlook to front



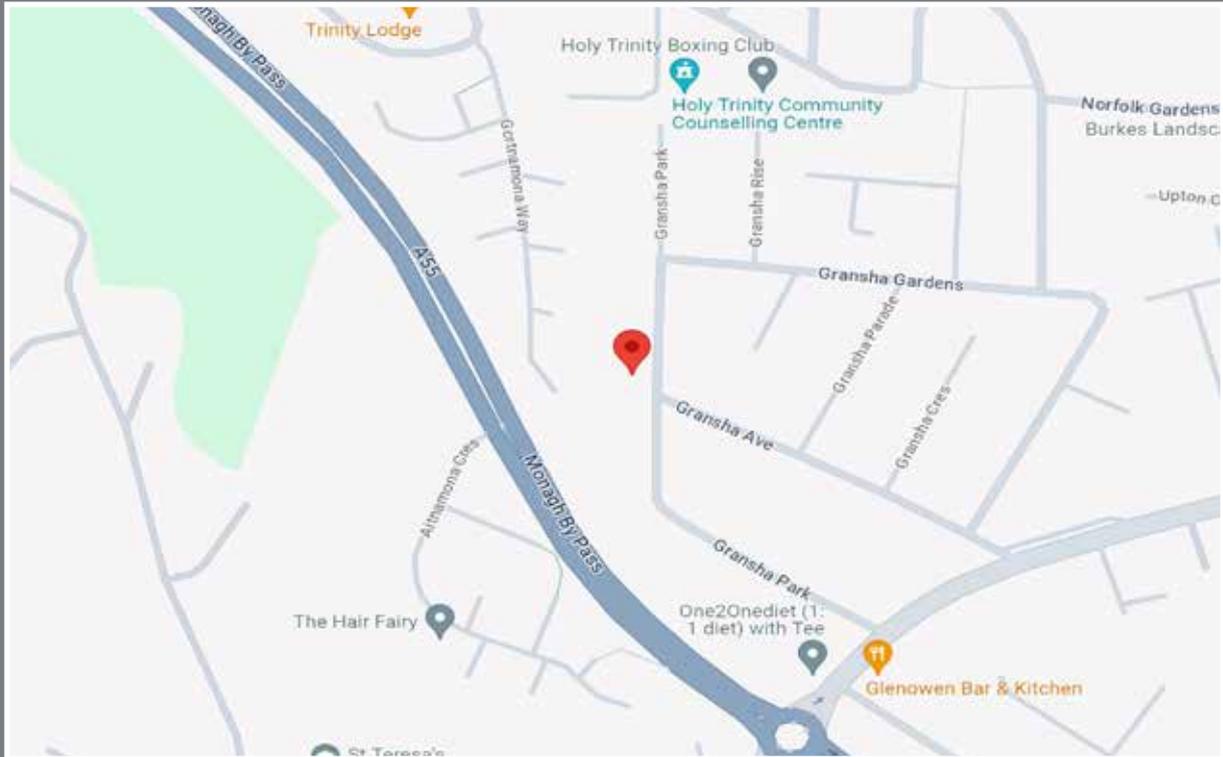
**OUTSIDE**

Front - Black steel gates leading to tarmac driveway, off street parking for several cars, garden laid in lawn with surrounding shrubs, trees and hedging, further tarmac walkway to side with bin storage

Rear - Enclosed private rear garden with Southerly aspect, part patio, part laid in lawns with surrounding hedging, outside tap and light, access gate to side



# 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

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