



# 21 BRANIEL CRESCENT

Belfast, BT5 7JW

---

*Offers around* **£129,950**



MID TERRACE | 2  | 1  | 2 

We are delighted to bring to the market this deceptively spacious three-bedroom mid-terrace property located off the Lower Braniel Road in East Belfast.

## KEY FEATURES

- Deceptively Spacious Three Bedroom Mid-Terrace Property just off the Lower Braniel Road in East Belfast
- Ease of Access to Belfast City Centre for the Daily Commuter via Main Arterial Transport Routes
- Within Close Proximity to Many Local Leading Primary and Secondary Schools
- Three Well Proportioned Bedrooms
- Lounge
- Separate Dining Room
- Fitted Kitchen
- Family Bathroom with White Suite and Separate Shower Cubicle with Electric Shower
- Enclosed Rear Garden, Ideal for Outdoor Entertaining and Children at Play
- Generous On-Street Parking
- Oil Fired Central Heating
- UPVC Double Glazing Throughout
- Broadband Speed Ultrafast





## ROOM DETAILS

### *Ground Floor*

- Reception Hall
- Living Room  
14'8" x 11'2"
- Dining Room  
10'9" x 10'2"
- Kitchen

### *First Floor*

- Bedroom One  
12' x 9'9"
- Bedroom Two  
12'4" x 8'4"
- Bedroom Three  
9'2" x 8'6"
- Bathroom

### *Outside*

- Front Garden in Lawn  
with Concrete Path
- Rear Garden in Lawn
- Outhouse



## DIRECTIONS

*Travelling along the Lower Braniel Road in the direction of Gilnahirk, turn left on to Braniel Way. Take a right on to Braniel Crescent. Number 21 is located on the right hand side.*



## THE LOCAL AREA

*East Belfast is a dynamic part of the city, full of beautiful residential areas and a wide variety of amenities that make it a wonderful place to live. Bustling villages, beautiful parks, and fantastic local schools are just a few of the reasons why so many wish to call it home.*

ENERGY EFFICIENCY RATING		
Very energy efficient – lower running costs		
92+	A	
81-91	B	
69-80	C	
55-68	D	
39-54	E	
21-38	F	
1-20	G	
NOT energy efficient – higher running costs		
	CURRENT	POTENTIAL
	64	69

Scan QR Code - for floor plans and to arrange a viewing.



## OUR BRANCHES

B' FAST (028) 9065 3333 H'WOOD (028) 9042 8888 BANGOR (028) 9131 3833 D'DEE (028) 9188 8881 COMBER (028) 9187 1212

property@johnminnis.co.uk

JOHNMINNIS.CO.UK

