

**KINGSTON
BERKELEY**

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For Sale - 36 Briar Hill, Ballymaconaghy , Belfast, BT8
Guide Price £175,000

Features

- Three-bedroom semi-detached property
- Large lounge with open access to dining room and kitchen
- Contemporary fitted kitchen with integral appliances
- Modern bathroom suite, complete with shower over bath and vanity unit
- Large stoned drive with ample parking for several vehicles
- PVCu double glazed windows fitted throughout
- Serviced with oil fired central heating
- Extensive raised decking to property rear
- Detached garage with up and over door, full electrics and lighting
- A fantastic offering of local amenities within the general vicinity
- An edge of city location under 5 miles to Belfast city centre with excellent access links
- Situated in a highly-desired location with access to many popular and sought after schools

Description

This is an excellent opportunity to secure a "turn-key" property in a highly desired and well situated area. Situated within close proximity to many well known and sought after schools, this property is likely to appeal to growing and established families.

Neutrally decorated throughout and completed to a contemporary finish, this property leaves little to do but move in! The downstairs has been redesigned to allow bright and airy open planned living, complete with french doors to a raised deck.

To truly appreciate what this property has to offer, a full internal inspection is a must. For further information or to arrange a viewing, contact a member of our sales team today on 0330 330 9439 or visit www.kingston-berkeley.com

Accommodation:

Ground Floor

Solid hard wood door to;

Entrance Hall: (4.88m x 1.92m) Solid hard wood flooring, PVCu double glazed window, electrical points, security alarm panel, single sided radiator, under stairs storage (2.09m x 0.79m), telephone point, carpeted stairs to first floor.

Lounge: (4.45m x 3.62m) Solid hard wood flooring, PVCu double glazed window, double sided radiator, chimney breast adopted for multi-fuel stove with Chinese slate hearth, television point, electrical points.

Kitchen/Diner: (6.49m x 2.47m) Polished tiled flooring, double sided radiator, PVCu double glazed French patio doors to rear decking, spot-lighting, 1 1/2 stainless steel sink, plumbed for dishwasher and washing machine, ceramic integral hob, twin electric oven/grill, tiled splash-back, contemporary fitted walnut style kitchen, PVCu double glazed window, fitted side board, ample electrical points.

First Floor

Landing: (3.80m x 1.00m) Carpeted flooring, loft access, electrical points.

Bedroom 1: (3.62m x 3.35m) Carpeted flooring, PVCu double glazed window, single sided radiator, electrical points.

Bedroom 2: (3.37m x 2.80m) Carpeted flooring, single sided radiator, PVCu double glazed widow, telephone point, electrical points.

Bedroom 3: (3.62m x 2.80m) Carpeted flooring, PVCu double glazed window, single sided radiator, electrical points.

Bathroom: Polished tiles to walls and flooring, "Redring" electric shower unit over bath, glass pull-over screen, chrome mono mixer taps, vanity unit with wash hand basin, chrome mono mixer taps, storage cupboards, duel flush WC, single sided radiator, PVCu double glazed window.

External: Gravel drive to the front allowing ample off-street parking, detached garage to property rear with lean-to, raised deck, external water tap.

Detached Garage: (5.81m x 2.78m) Up & over garage door, PVCu glass pedestrian door, full electrics and lighting, concrete flooring, single glazed window.

Images



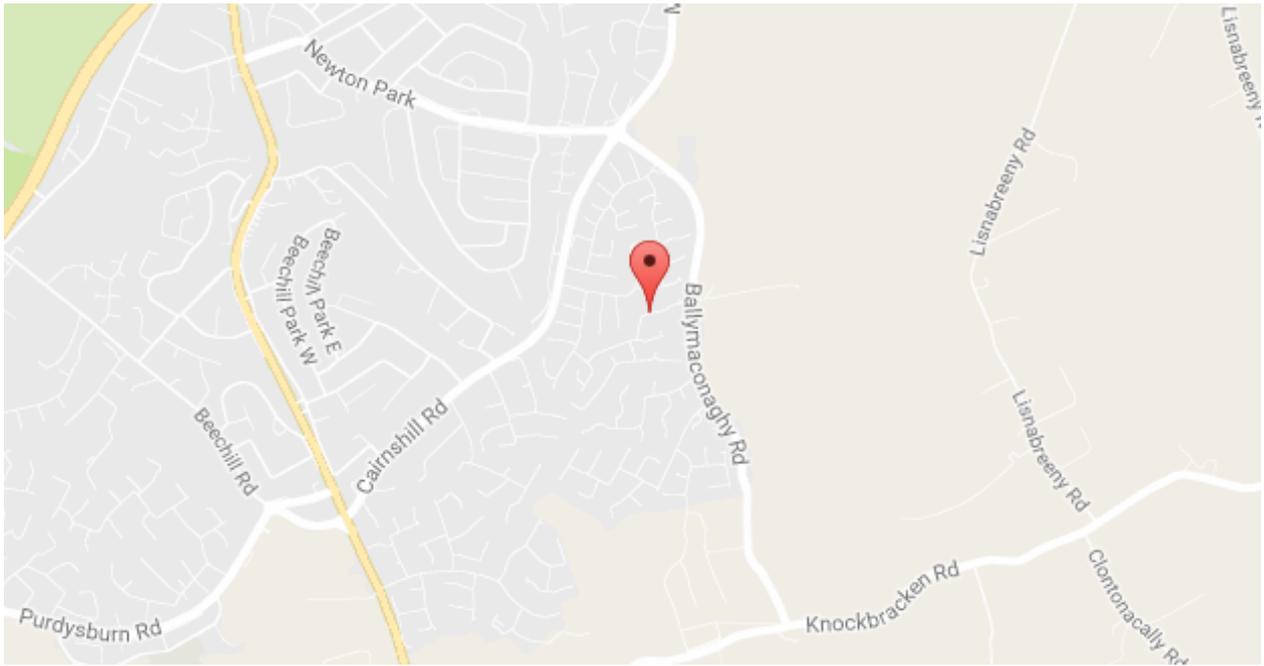




Location

Traveling from Belfast city centre; Take Donegall Square N/A1 and Adelaide Street to Ormeau Road/A24 (0.5 mile) Head east on Donegall Square N/A1 towards Donegall Place (187 feet) Slight right onto Donegall Square E/A1 (0.1 mile) Continue onto Adelaide Street (0.2 mile) Turn left onto Ormeau Avenue (0.1 mile) Follow A24 to Newton Park in Castlereagh (2.5 mile) Use any lane to turn right onto Ormeau Road/A24 (1.5 mile) At the roundabout, take the 1st exit and stay on Ormeau Road/A24 Continue to follow A24 (1.0 mile) Continue on Newton Park. Take Cairnshill Road to Briar Hill (1.4 mile) Turn left onto Newton Park (0.7 mile) At the roundabout, take the 3rd exit onto Cairnshill Road (0.3 mile) Turn left onto Upper Malvern Park (262 feet) Turn right onto Upper Malvern Road (0.1 mile) Turn left onto Rossdale Road (161 feet) Turn left onto Briar Hill (492 feet) Turn left to stay on Briar Hill Destination will be on the left (0.1 mile) 36 Briar Hill, Belfast, BT8 6XW

Location Map



EPC

	Current	Potential
Very energy efficient - lower running costs		
A 92-100		
B 81-91		
C 69-80		75
D 55-68	55	
E 39-54		
F 21-38		
G 1-20		
Not energy efficient - higher running costs		

Floor Plan

Ground Floor



First Floor



Note: These particulars are given on the understanding that they will not be construed as part of a contract, conveyance or lease. Whilst every care is taken in compiling the information, we can offer no guarantee as to the accuracy thereof and enquirers must satisfy themselves regarding descriptions and measurements.