

35 Bracken Hill Close, Belfast, BT8 6ZR

Price: £235,000







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# Luxury, Style and Location In Highly Regarded Development

**Price: £235,000**

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This beautifully presented, three bedroom, semi-detached property is situated in an extremely popular development in of South Belfast.

Located in a quiet yet convenient cul-de-sac setting, there has been attention to detail with all finishes leaving buyers with nothing to do but move in.

Four Winds is convenient to Cairnshill Primary School and Lagan College, with Saintfield Road park-and-ride nearby, plus straightforward access to the M1 and wider motorway network. Forestside shopping centre and a large Tesco superstore are close by with family friendly restaurants and the Comber Greenway also in the vicinity.

Internally, the property has light-filled front lounge with feature gas fireplace and bay window. This leads onto a kitchen dining room with a fabulous, modern kitchen opening onto a patio area perfect for entertaining and offering that much sought after blend of indoor/outdoor living.

Upstairs there are three bedrooms, master with ensuite and a main family bathroom.

Externally there are manicured lawns with a decked area and paved driveway.

This outstanding, beautifully presented family home needs to be inspected to fully appreciate it, and with such demand for property in the area we anticipate strong interest, so early viewing is advised.



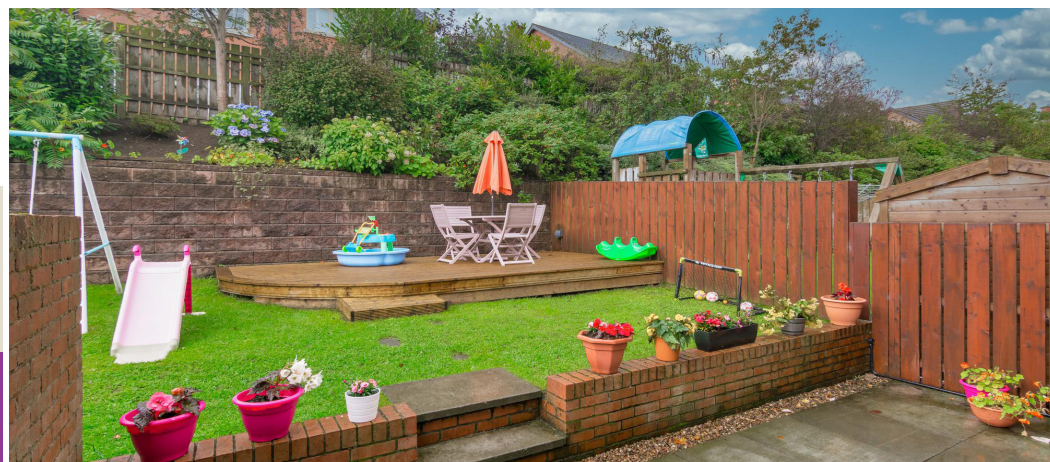
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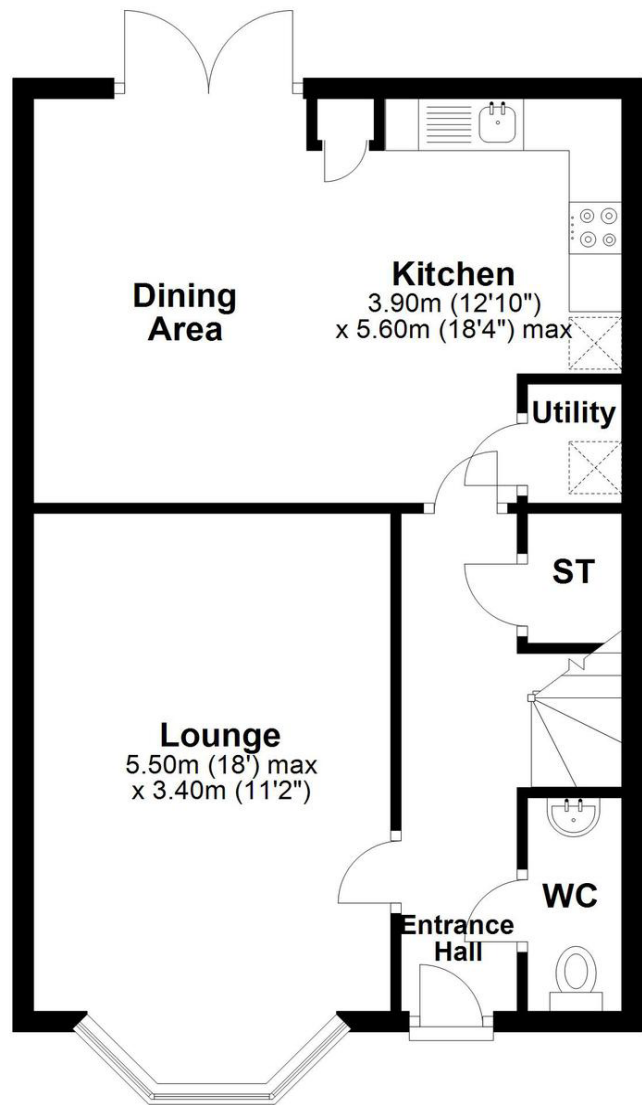


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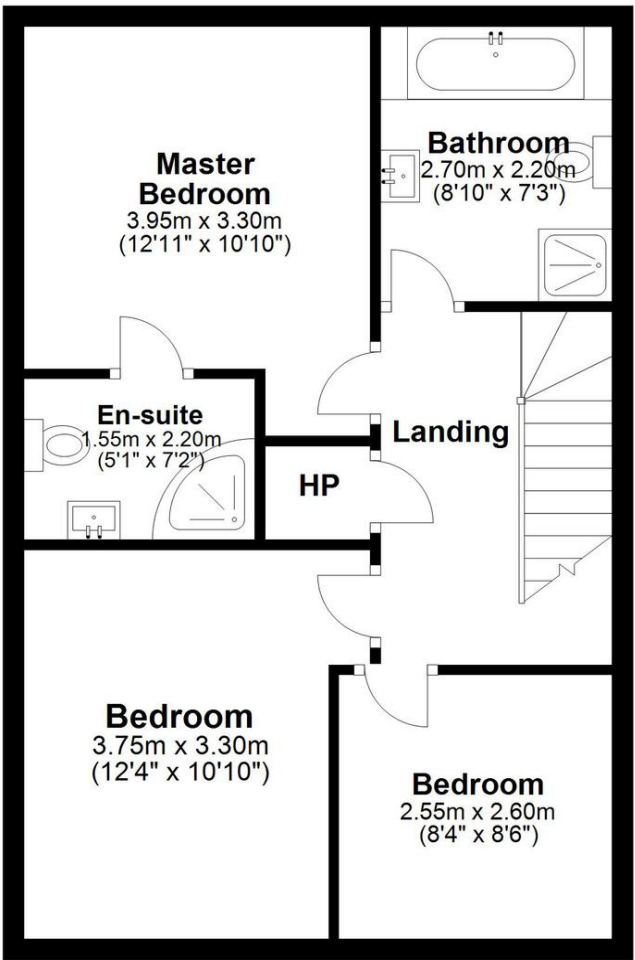
## Ground Floor

Approx. 49.6 sq. metres (534.3 sq. feet)



## First Floor

Approx. 49.0 sq. metres (527.3 sq. feet)



	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81-91		
C 69-80	78	79
D 55-68		
E 39-54		
F 21-38		
G 1-20		
Not energy efficient - higher running costs		

- Fantastic Semi-Detached Home
- High Level Of Finish & Presentation Throughout
- Three Generous Bedrooms
- Spacious Living Room With Feature Fireplace
- Superb Dining/Kitchen Area
- Downstairs Cloakroom
- Gas Fired Central Heating & Double Glazing
- Alarm System Installed
- Manicured Gardens
- Close To Amenities, Schooling & Transport Routes

Total area: approx. 98.6 sq. metres (1061.7 sq. feet)