

# RODGERS & FINNEY

Estate agents and letting specialists

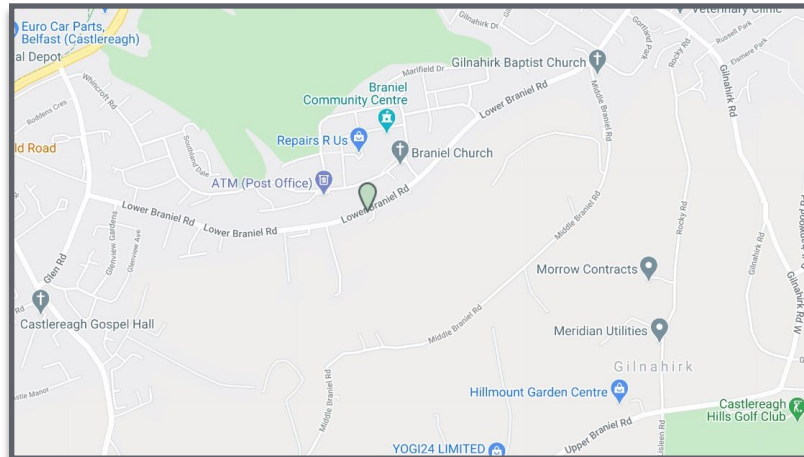
## 133A Lower Braniel Road Belfast BT5 7NL



FOR SALE  
£450,000

### LOCATION

Turn onto the Lower Braniel Road from the Gilnahirk roundabout, follow the road around towards Braniel Church and number 133a is located up a private laneway on the left hand side.



### RATES

The rates assessment for the year 2019/2020 is approx. £2788.80 per annum (Calculated by LPS NI)

### VIEWING

By appointment with Rodgers & Finney only.

### PROPERTY VALUATION

We offer a complimentary valuation service for your own property at a time that suits you.

### MORTGAGE & FINANCIAL ADVICE

We work with a trusted partner who can offer a range of mortgage and insurance products from the whole market, which helps them to find the most suitable deals for your circumstances.



ASK US ABOUT OUR PROPERTY  
RENTAL & MANAGEMENT SERVICE

**R**  
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& FINNEY**



**Estate agents and  
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028 9065 3111

251 Upper Newtownards Road,

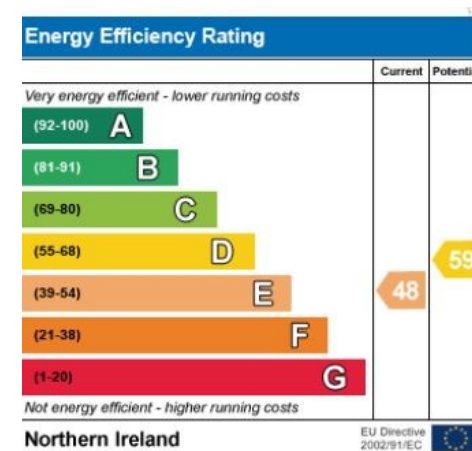
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### EFFICIENCY RATING (EPC)

Current E48 Potential D59



### AWARD WINNING



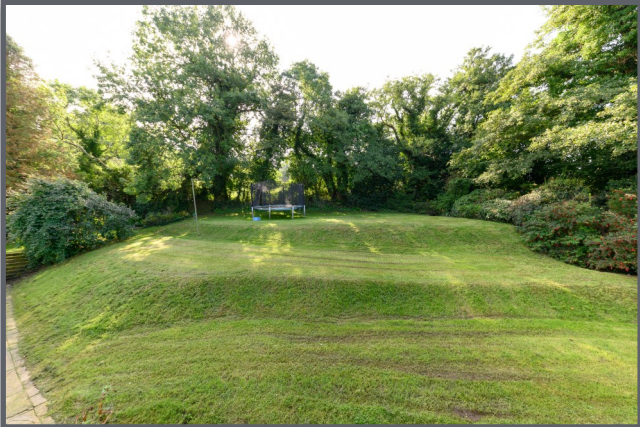
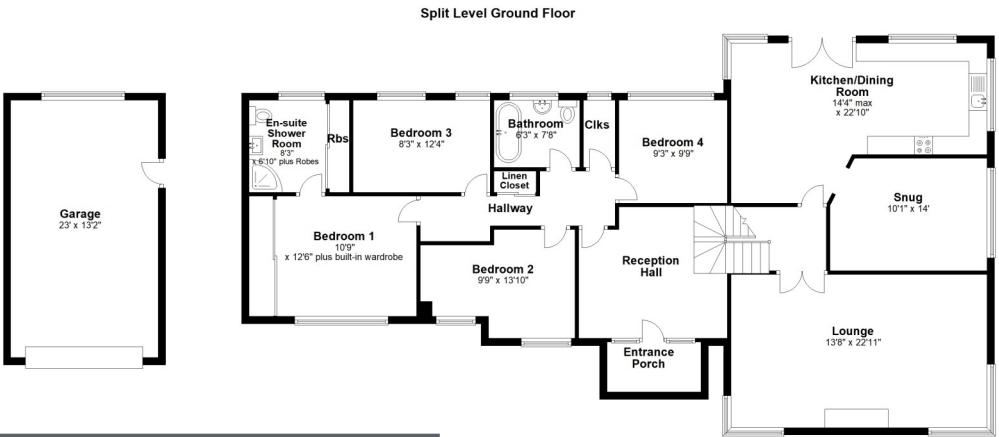
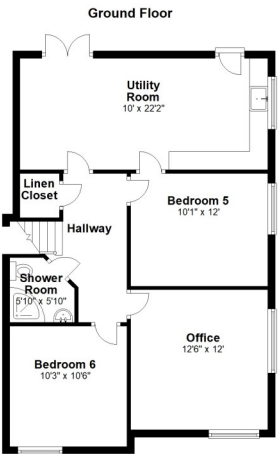
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- Most Impressive Detached House on Generous Elevated Site
- Quietly Tucked Away up a Secluded Private Laneway
- Enjoying Panoramic Views over Belfast to Stormont and Belfast Lough
- Providing an Abundance of Adaptable Family Accommodation
- Bright and Welcoming Reception Hall With Cloakroom
- Lounge with Vaulted Ceiling Dual Aspect Windows and Fireplace
- Fully Fitted Kitchen with a Range of Integrated Appliances
- Open Plan to Dining Area with French Doors to Raised Timber Deck
- Separate Snug/Family Room with Full Width Velux Style Windows
- Up to Six Bedrooms in Total, Spread Across Two Floors



For more information and photographs regarding the accommodation in this property, please visit:  
[rodgersandfinney.co.uk](http://rodgersandfinney.co.uk)





**Lower Level**

BEDROOM (5): 12' 0" x 10' 1" (3.66m x 3.07m)  
Laminate wooden floor.

BEDROOM (6): 10' 6" x 10' 3" (3.20m x 3.12m)  
Laminate wooden floor.

OFFICE: 12' 6" x 12' 0" (3.81m x 3.66m)  
Laminate wooden floor, built-in storage cupboards and shelving.

SHOWER ROOM: 5' 10" x 5' 10" (1.78m x 1.78m)  
White suite comprising low flush W.C., fully tiled quadrant shower cubicle with 'Aqualisa Aquastream' electric power shower, vanity unit with chrome mixer tap, chrome heated towel rail, recessed spotlights, extractor fan, vinyl floor.

UTILITY ROOM: 22' 2" x 10' 0" (6.76m x 3.05m)  
Range of high and low level fitted units with laminate work surfaces, Belfast sink with brass mixer tap, plumbed for washing machine, space for tumble dryer, oil fired boiler, uPVC double glazed French doors to rear and second double glazed uPVC door to rear.

**Outside**

GARAGE: 23' 0" x 13' 2" (7.01m x 4.01m)  
Roller door, light and power.



- Master Bedroom with Modern En Suite Shower Room
- Recently Renovated Bathroom with Contemporary White Suite
- Generous Sized Home Office with Built In Storage and Shelving
- Recently Renovated Shower Room with Contemporary White Suite
- Large Fully Plumbed Utility Room with Fitted Storage Units
- Adaptable Annex/Self-Contained Living Space on Lower Ground Floor
- Oil Fired Central Heating / uPVC Double Glazing Throughout
- Detached Matching Garage with Roller Door, Light and Power
- Tarmac Driveway Providing Ample Parking for Multiple Vehicles
- Mature Surrounding Gardens with Flowerbeds, Plants and Shrubs







## THE PROPERTY COMPRISES:

### Ground Floor

**ENTRANCE:**  
uPVC leaded double glazed front door to...

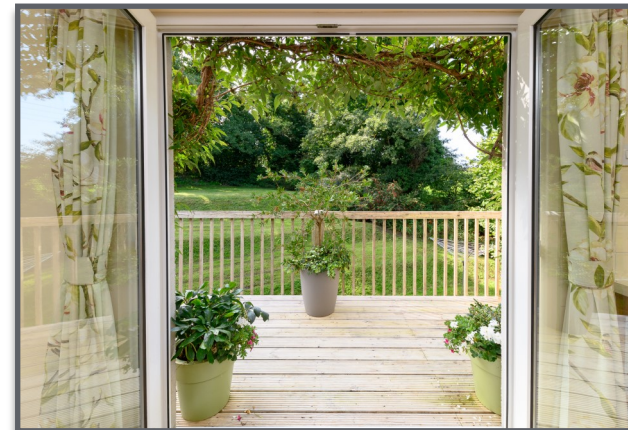
**ENTRANCE PORCH:**  
Recessed spotlights, ceramic tiled floor, glazed inner door with glazed side panels to...

**RECEPTION HALL:**  
Recessed spotlights, feature wall lights, laminate wooden floor, shelved hot press with copper cylinder and Willis style immersion heater, access to roof space, cloakroom.

**MASTER BEDROOM:** 12' 6" x 10' 9" (3.81m x 3.28m) (plus wardrobe) Ceiling cornice, laminate wooden floor, full width mirror front sliding wardrobes.

**EN SUITE SHOWER ROOM:**  
8' 3" x 6' 10" (2.51m x 2.08m) (plus wardrobe) White suite comprising low flush W.C., Bluetooth mirror, vanity unit with chrome mixer tap, full tiled quadrant shower cubicle with thermostatic shower unit, fully tiled walls, ceramic tiled floor, recessed spotlights, extractor fan, heated towel rail, full width mirror fronted sliding wardrobes.

**BEDROOM (2):** 14' 2" x 9' 9" (4.32m x 2.97m)  
Laminate wooden floor.



**BEDROOM (3):** 12' 4" x 8' 4" (3.75m x 2.53m)  
Laminate wooden floor.

**BEDROOM (4):** 9' 9" x 9' 8" (2.97m x 2.95m)  
Laminate wooden floor.

**BATHROOM:** 7' 8" x 6' 3" (2.34m x 1.91m)  
White suite comprising low flush W.C., floating wash hand basin with chrome mixer tap, freestanding bath with chrome mixer tap and telephone hand shower, chrome heated towel rail, extractor fan.

### First Floor

**KITCHEN/DINING ROOM:**  
22' 10" x 14' 4" (6.96m x 4.37m)  
Range of high and low level fitted kitchen units with concealed lighting and laminate work surfaces, single bowl stainless steel sink unit with chrome mixer tap and drainer, integrated appliances to include; 'Beko' electric oven, 'Kenwood' microwave, four ring 'Hotpoint' gas hob with concealed extractor hood over, 'Hotpoint' dishwasher, under-bench fridge and freezer, glass display units, recessed spotlights, part-tiled walls, ceramic tiled floor, open plan to dining room with double glazed French doors to timber decked balcony.

**SNUG:** 14' 0" x 10' 1" (4.27m x 3.07m)  
Recessed spotlights, full width Velux style windows, carpeted floor.

**LIVING ROOM:** 22' 11" x 13' 9" (6.98m x 4.18m)  
Tongue and groove ceiling with recessed spotlights, feature wall lights, feature fireplace with oak beam mantelpiece