


20 Briarwood Park, Belfast, County Antrim, BT5

**Asking Price: £199,950**

 **Reeds Rains**

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Briarwood Park, Belfast, County Antrim, BT5  
Asking Price: £199,950

EPC Rating: D

Viewing by appointment.

We are delighted to welcome to the sales market, this substantial semi-detached home situated in the ever popular, Briarwood development, in the sought after area of Gilnahirk in the East of the city. The property is only a 15 minute drive from Belfast city centre, and Metro bus services can also be found along the Gilnahirk & Lower Braniel Roads. The home is also in the catchment area for many leading schools, including Our Lady & St. Patricks College, which is only a five minute walk away.

The property itself offers excellent accommodation throughout, with the ground floor providing a spacious family room, large kitchen and dining space, and also a convenient downstairs wc/utility room. The first floor provides three superb bedrooms with the master having an ensuite shower room, and there is also a very generous main bathroom suite.

Whilst the property is in need of some updating, it has been priced accordingly, and offers excellent opportunity for the lucky to purchaser to put their own stamp on things and make it a superb family home.

GROUND FLOOR

Entrance Hall

The entrance hall has a tiled floor and glazed front door.

Living Room

21'10" x 12'11" (6.65m x 3.94m)  
A spacious family room with a tiled floor, recessed ceiling downlights.

Kitchen

14'6" x 14'2" (4.42m x 4.32m)  
The kitchen offers an excellent range of high and low level units, induction hob, extractor hood, double oven, and a wash hand basin

with mixer tap. The kitchen has ample dining space, an understair storage cupboard, and a glazed door leading to a rear garden.

Utility/WC

A utility/WC with a low flush wc and wash hand basin.

FIRST FLOOR

Bedroom One

13'10" x 8'3" (4.22m x 2.51m)  
The master bedroom has carpet flooring, and has an excellent ensuite shower room.

Ensuite Shower Room

7'10" x 6'6" (2.4m x 1.98m)  
A convenient ensuite with a shower enclosure, low flush wc, and wash hand basin with mixer tap and vanity unit. The ensuite has a vinyl floor.

Bedroom Two

15'9" x 11'3" (4.8m x 3.43m)  
An excellent double bedroom with carpet and storage cupboard.

Bedroom Three

8'3" x 7'7" (2.51m x 2.3m)  
Another generous bedroom with carpet.

Bathroom

9'2" x 7'10" (2.8m x 2.4m)  
A large bathroom with coloured suite, to include a bath with handheld shower unit and mixer tap, a low flush wc, wash hand basin with mixer tap and bidet.

OUTSIDE

There is a gravel driveway with ample parking space and beautifully maintained front and rear gardens laid in lawn with plants and shrubs.

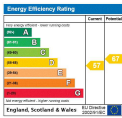
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Laser Tape Clause  
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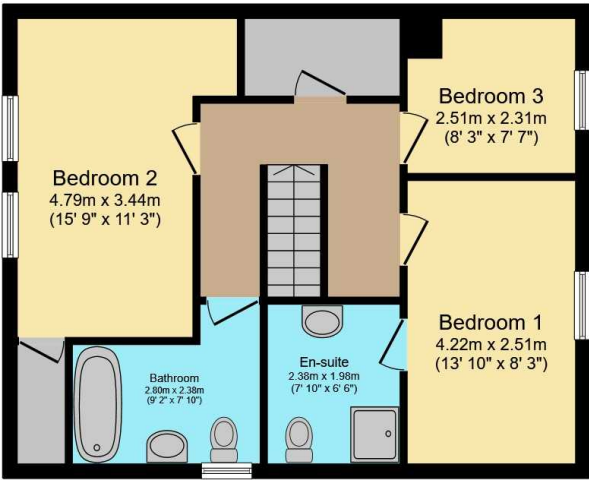
Floorplan Clause  
Measurements are approximate. Not to Scale. For illustrative purposes only.



For full EPC please contact the branch.



Ground Floor



First Floor

Total floor area 110.2 sq.m. (1,186 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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