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**18 Brae Hill Road**

Crumlin Road  
BT14 8FL

**Offers Over £119,950**



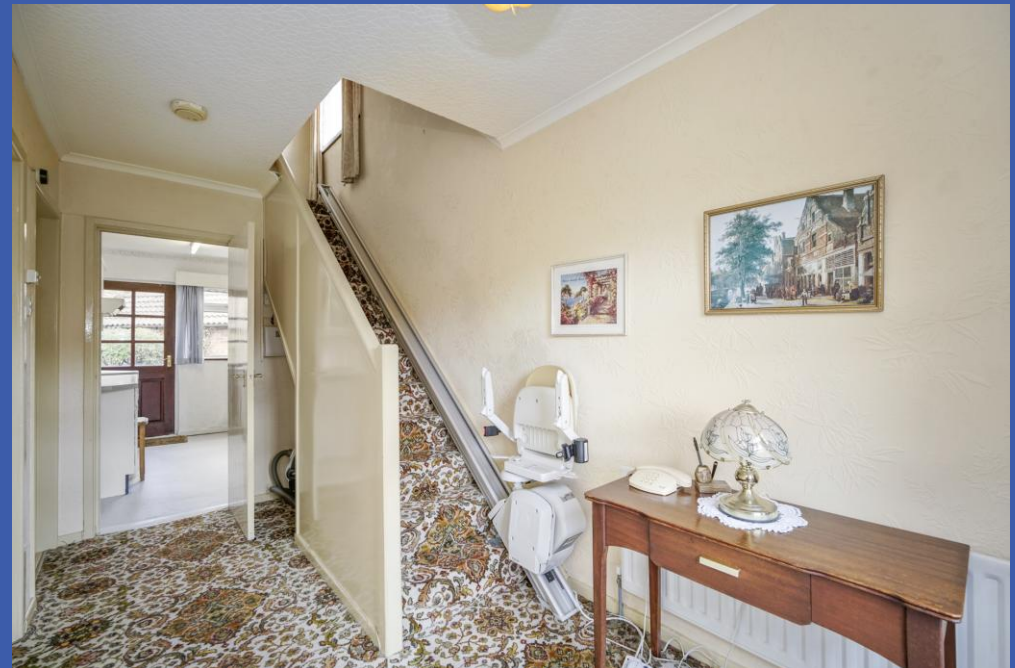
## 18 BRAE HILL ROAD, BELFAST, BT14 8FL

- Semi Detached Property
- Good Sized Lounge /Separate Dining Room
- Fitted Kitchen
- 3 Bedrooms
- Bathroom with White Suite
- uPVC Double Glazed Windows/Oil Fired Central Heating
- Priced to Allow for Updating & Modernisation
- Detached Garage & Driveway Parking
- Corner Site with Generous Front Garden & Enclosed Rear Patio Garden
- Close to Many Local Amenities Including Shops, Schools and Public Transport

This attractive semi detached property is ideally located in this prime residential location just off Crumlin Road.

The bright and spacious internal accommodation is priced to allow for some updating and modernisation and is perfectly complimented by the corner site with generous front garden and private rear patio garden and sitting area. In addition there is driveway parking and a detached garage.

Set in a quiet location, yet remaining convenient to a variety of local amenities including shops, leading schools and public transport routes, viewing is recommended.









### Property Comprise s

Double glazed Mahogany door and sidelights to...

#### **ENTRANCE HALL**

Under stairs alcove

**DINING ROOM 10' 7" x 10' 1" (3.23m x 3.07m)**

**LIVING ROOM 13' 8" x 10' 7" (4.17m x 3.23m)**

Tiled fireplace





### **KITCHEN 10' 6" x 7' 2" (3.2m x 2.18m)**

Range of high and low level units, work surfaces, space for cooker, single drainer stainless steel sink unit with mixer tap, plumbed for washing machine, access to rear

### **1ST FLOOR**

### **LANDING**

### **BATHROOM**

White suite comprising tiled panelled bath with mixer tap and shower attachment, pedestal wash hand basin, low flush wc, part tiled walls, shelved hot press





**BEDROOM 11' 0" x 10' 0" (3.35m x 3.05m)**

Built in mirror fronted robes and storage, additional glass fronted shelves and storage

**BEDROOM 13' 5" x 10' 0" (4.09m x 3.05m)**

**BEDROOM 10' 0" x 7' 3" (3.05m x 2.21m)**

Access to roof space (17'9x11'9, floored and light)





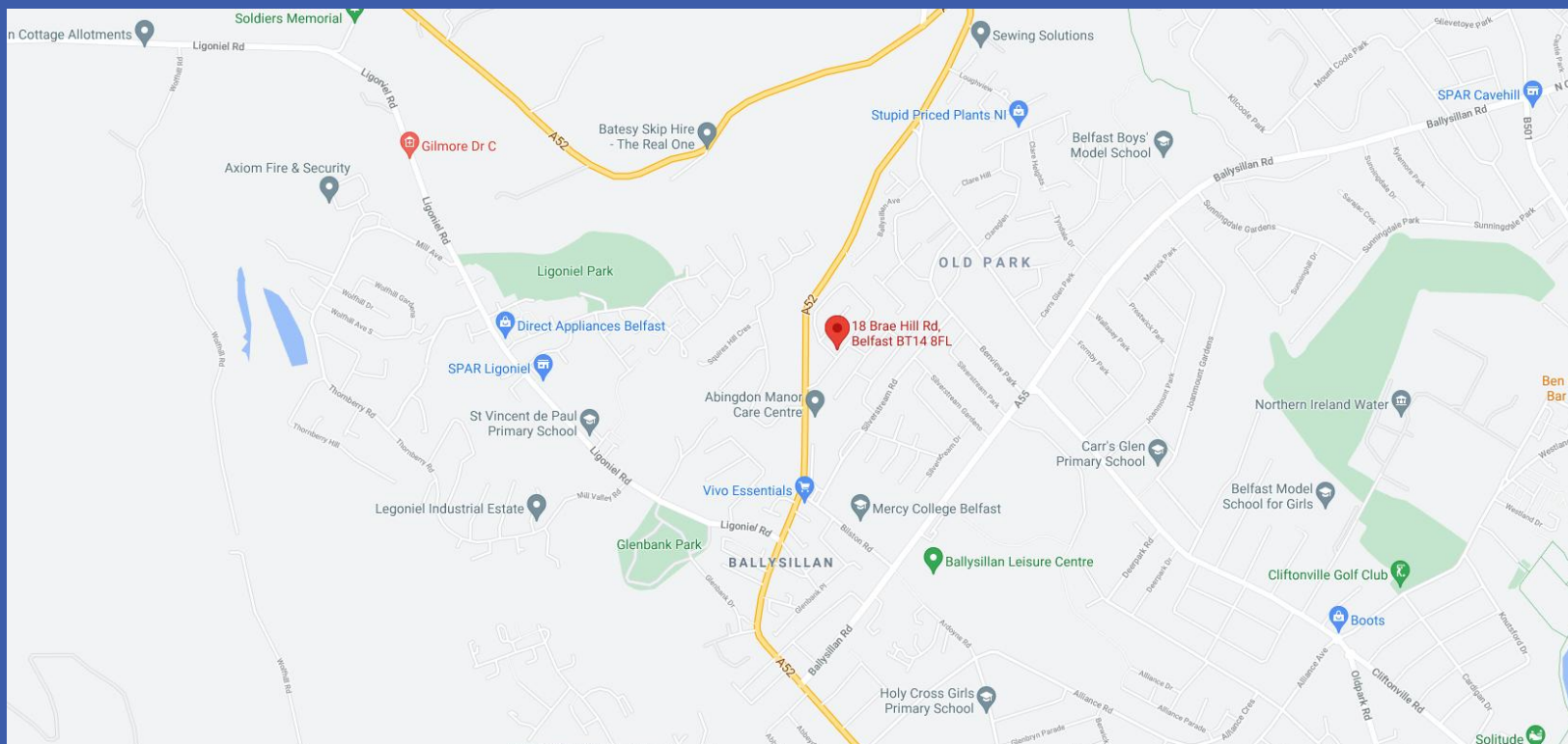
## OUTSIDE

Corner site with generous enclosed front garden in lawns with boundary hedge. Driveway with parking leading to..

### **GARAGE 21' 1" x 10' 4" (6.43m x 3.15m)**

Roller shutter door, power and light, oil fired boiler

Enclosed and private paved rear garden with boundary wall and oil tank



#### Directions:

From Crumlin Road turn on to Brae Hill Road

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		68   D
39-54	E	53   E	
21-38	F		
1-20	G		



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