



This attractive semi detached home has been well maintained by its current owners, offering spacious accommodation with tasteful interior décor.

There are two separate reception rooms and modern kitchen to the ground floor, with the option of extending subject to planning.

Of particular note is the large master bedroom to the first floor. There are two other good sized bedrooms and a luxurious family bathroom with separate shower cubicle.

Externally, there is private driveway parking to a detached garage. The well manicured front and rear garden provides excellent space for outdoor entertaining and play.

It is conveniently located close to an excellent choice of primary and secondary schools in Castlereagh and Gilnahirk and local shops, amenities and bus links are all nearby.

Offers Around  
£169,950

9 Lower Braniel Road,  
Belfast,  
BT5 7JR

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Viewing by  
appointment with  
& through agent  
028 9065 0000

- Well Presented Semi Detached Property
- Spacious Lounge with Contemporary Gas Fire
- Separate Living/Dining Room
- Modern Fitted Kitchen with Casual Dining Area
- Three Good Sized Bedrooms
- Modern Bathroom with Separate Shower Cubicle
- Roofspace for Storage
- uPVC Double Glazing, Soffits, Fascia and Guttering
- Gas Fired Central Heating
- Security Alarm System
- Well Maintained Front and Rear Lawned Gardens
- Private Driveway Parking and Detached Garage
- Popular and Convenient Location Close to Schools, Local Shops and Forestside Shopping Centre
- Within a Few Minutes Walking Distance to the Bus Network for Commuting to Belfast and Only a Few Minutes Drive to Ballyhackamore Village



The Property Comprises:

### Ground Floor

Covered entrance. Courtesy light. uPVC double glazed access door and double glazed sidelight.

RECEPTION HALL: Cornice ceiling. Built in storage cupboard under stairs.

LOUNGE: 16' 4" x 11' 8" (4.99m x 3.56m)  
Cornice ceiling. Contemporary gas fireplace, timber mantle.

DINING ROOM: 10' 12" x 9' 6" (3.34m x 2.9m)  
Laminate wooden floor.

KITCHEN: 11' 1" x 9' 10" (3.37m x 3.01m)  
Modern fully fitted kitchen with excellent range of high and low level units, laminate work surfaces. Single drainer stainless steel sink and a half sink unit, mixer taps. Integrated four ring stainless steel gas hob, stainless steel extractor hood. Plumbed for washing machine. Space for larder fridge freezer. Casual dining area. Part tiled walls. uPVC double glazed access door to rear garden.



## First Floor

LANDING: Hatch to roofspace.

BEDROOM (1): 13' 8" x 9' 6" (4.16m x 2.9m)

Built in double robes. Solid pine wooden floor beneath carpet.

BEDROOM (2): 11' 0" x 9' 7" (3.36m x 2.91m)

Measurement at widest points into dormer window. Engineered wooden floor.

BEDROOM (3): 8' 0" x 9' 12" (2.44m x 3.04m)

Laminate wooden floor. Built in storage cupboard.

BATHROOM: White suite comprising; low flush

w.c. Pedestal wash hand basin, chrome mixer taps. Panelled bath, chrome mixer taps. Built in

corner shower cubicle, built in thermostatic shower unit, fully tiled splashback. Fully tiled

walls. Ceramic tiled floor. Pvc panelled ceiling. Extractor fan. Chrome low voltage spotlights.

Extractor fan. Chrome low voltage spotlights.

## Roofspace

Part floored for storage. Light.

## Outside

Enclosed front garden with lawned area and pebbled pathway. Tarmac driveway to side.

Enclosed rear garden with lawned area and flower beds. Water tap. Built in boiler house with gas fired boiler.

DETACHED GARAGE: 16' 5" x 9' 1" (5m x 2.77m) Up and over door. Light and power.

Built in units. Access door to side.



Telephone 028 9065 0000

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Location:

Travelling along the Knock carriageway, turn left into the Glen Road and third on the left onto the Lower Braniel Road. No. 9 is on the right hand side.

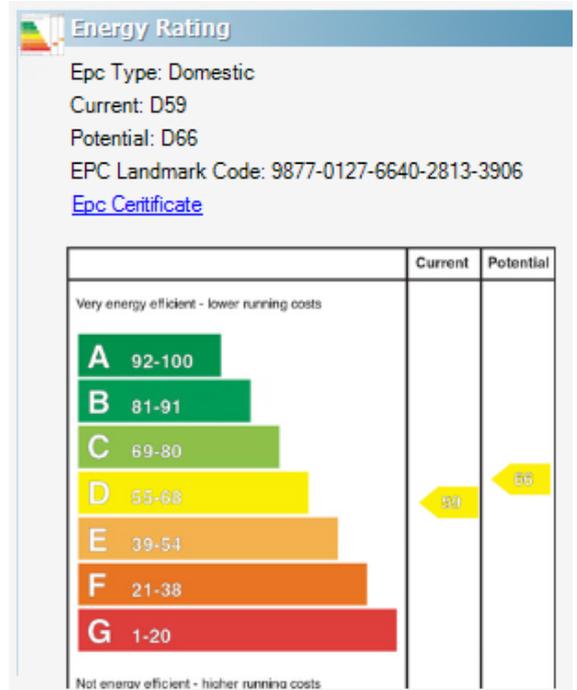


This plan is for illustrative purposes only.  
Plan produced using Planspace

**9 Lower Braniel Road, Belfast**

- Ballyhackamore - 028 90 65 0000
- Lisburn Road - 028 90 66 3030
- North Down - 028 90 42 4747
- Lisburn - 028 92 66 1700

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