

## 34 Brae Hill Crescent , Belfast, BT14 8FQ

**Offers Over £149,950**

Superb Red Brick Semi Detached Villa Affording Panoramic Views Over The Blacks Mountain And The Cavehill.

A beautifully presented and significantly updated red brick semi detached villa holding a prime position within this most convenient location offering the perfect family sized accommodation. The spacious interior comprises 3 double bedrooms, through lounge, modern fitted kitchen incorporating integrated 4 ring gas hob & under oven and contemporary white bathroom suite. The dwelling further offers uPvc double glazed windows and exterior doors, pvc fascia and eaves, recent gas fired central heating, replacement rain water goods and extensive use of wood laminate and ceramic floor coverings. Externally the large garage with roller shutter door offers fantastic storage and further potential.

Hard landscaped gardens with extensive brick paved patio areas combines with the most convenient location with excellent shopping, public transport and schools all within close proximity - Early Viewing is highly recommended of this much loved family home.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	68	71
		EU Directive 2002/91/EC

# 34 Brae Hill Crescent

, Belfast, BT14 8FQ



- Superb Red Brick Semi Detached Villa
- Modern Fitted Kitchen
- Gas Heating
- Detached Brick Garage
- Panoramic Views Over The Blacks Mountain And The Cavehill
- Contemporary Bathroom Suite
- Wood Laminate and Ceramic Floor Coverings
- 3 Double Bedrooms, Through Lounge
- Upvc Double Glazed Windows
- Hard Landscaped Garden With Brick Paved Patio Areas

## Entrance Hall

uPvc double glazed entrance door, wood laminate floor, double panelled radiator, under stairs storage.

## Through Lounge

24'7" x 10'10" (7.51 x 3.31 )

Feature fireplace, double panelled radiator x2, wood laminate floor/carpet.

## Kitchen

11'6" x 8'6" (3.51 x 2.61)

Bowl and a half single stainless steel sink unit, extensive range of high and low level units, formica worktops, built-in 4 ring gas hob and under oven, glass splash back,

fridge freezer space, plumbed for washing machine, stainless steel extractor fan, double panelled radiator, ceramic tiled floor, pvc ceiling, uPvc double glazed rear door.

## First Floor

Landing.

## Bathroom

White suite comprising shower cubicle with drench shower, vanity unit, low flush wc, partially pvc panelled walls, ceramic tiled floor, chrome radiator, pvc ceiling, recessed lighting.

## Bedroom

10'2" x 11'8" (3.12 x 3.58)

Panelled radiator. Built-in shelving.

## Bedroom

13'10" x 10'11" (4.23 x 3.33)

Panelled radiator.

## Bedroom

10'0" x 7'4" (3.07 x 2.24)

Panelled radiator. Access to roofspace.

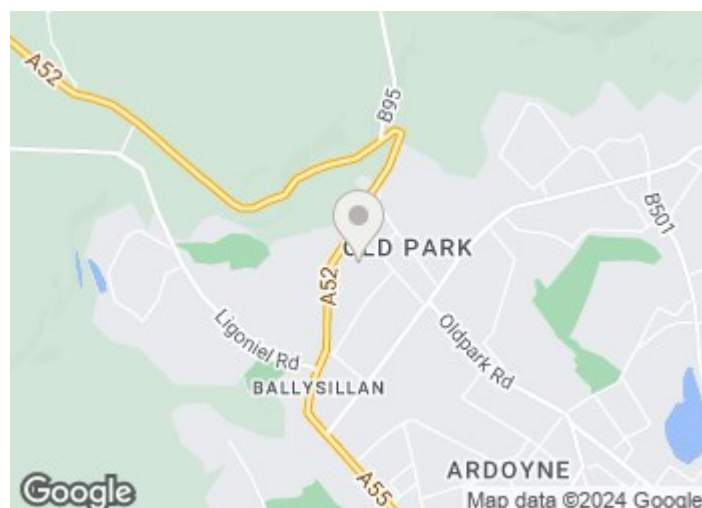
## Garage

18'4" x 11'8" (5.59 x 3.57)

Roller shutter door.

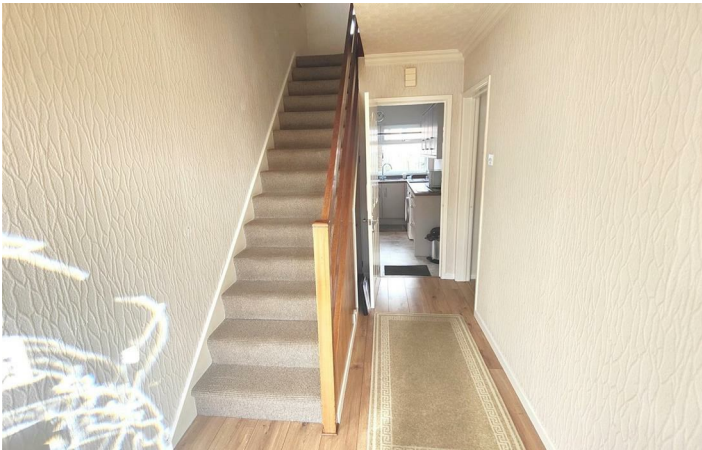
## Outside

Hard landscaped gardens front and rear in brick pavers, Front in shrubs and flower beds. Vertical panel fencing. Outside light and tap. Boiler house, Brick paver driveway.



## Directions







## Floor Plan

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Total Area: 81.0 m<sup>2</sup> ... 872 ft<sup>2</sup> (excluding garage)  
All measurements are approximate and for display purposes only

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
	(91-91) B		
	(89-88) C		
	(85-85) D		
	(82-84) E		
	(71-81) F		
	(62) G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	
		68	71

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) A		
	(91-91) B		
	(89-88) C		
	(85-85) D		
	(82-84) E		
	(71-81) F		
	(62) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
Northern Ireland		EU Directive 2002/91/EC	

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**OFT**  
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