



40 Briar Hill

Belfast
BT8 6XW

Offers In The Region
Of £208,950

- Three Bed Semi-Detached Property
- Two Receptions
- Separate Dinning
- Study
- Garage
- Enclosed Rear Garden
- Gas Central Heating
- Viewing by Appointment
- Call Carrie on 07803 626095
- Email carrie@quinnestateagents.com



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	58	69
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		





This well presented three bedroom property consists of open plan kitchen and dining, sitting room and family room, with two bedrooms and bathroom on the first floor, a study, with staircase which leads to a further bedroom on the top floor, with built in robes.

The property benefits from an enclosed rear garden, gas central heating and double glazing and garage.

An excellent location for commuters into the city centre and beyond.

Accommodation

This property comprises on the ground floor of an entrance hall leading into a spacious living room and dining room. The kitchen benefits from a range of high & low level units with an integrated hob/oven and recess for under counter appliances. The kitchen has been extended to allow for an additional reception room with patio doors leading to the enclosed rear garden. The first floor offers the family bathroom and linen closet with two bedrooms a study and the staircase to a further bedroom on the top floor.

Location

Located in a well-established residential area, off the Cairnshill road The property is ideally positioned for those commuting to Belfast city centre. It is also positioned close to a wide range of local amenities including Forestside Shopping Centre, schools for all age groups and much more. It bodes particularly well for those who make use of public transport with several stops nearby.

Contact

To schedule a private viewing appointment please contact Carrie on 02897564400 or alternatively email sales@quinnestateagents.com

Mortgage Advice

If you require financial advice to buy this property, we are more than happy to recommend Laura McClean from Ritchie & McClean Mortgage Solutions. Laura can be contacted on 07731435310.



For any enquiry relating to this property, please contact

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Terms & Conditions: Please note that these particulars do not constitute an offer or contract of sale. Any prospective purchaser should satisfy themselves by thorough inspection of the property and we recommend that any prospective purchaser should employ the professional services of a building surveyor and consider their findings prior to entering into contract. All such fees associated with this work will be the responsibility of the prospective purchaser regardless of whether the sale completes or not. In addition, none of the appliances or installations have been tested in any way whatsoever and it is our recommendation that a purchaser should fully satisfy themselves by employing an appropriate expert. We would also like to advise that our measurements are taken from the widest points of each room and should not be relied upon as completely accurate. You should not make decisions based on the measurements provided and double check measurements at all times. Valuation/Mortgage Service: As part of our service we would remind Vendors and potential purchasers that we have a Mortgage Broker available at this branch. If you are thinking of selling, we would be happy to carry out a free market appraisal of your property.