



Site 2 Brantwood Street, Belfast, BT15 3ES

Offers Over £224,950

EPC Rating



THE ALDEN

SITE 1 - THE ALDEN

GROUND FLOOR - THE ALDEN

Entrance Hall with separate WC	
Lounge	ft: 132" x 118" m: 4.02 x 3.57
Kitchen Dining	ft: 174" x 113" m: 5.35 x 3.44
Utility	ft: 53" x 51" m: 1.60 x 1.55

GROUND FLOOR - THE CHESTER

Entrance Hall	
Lounge	ft: 139" x 130" m: 4.22 x 3.94
Kitchen Dining	ft: 130" x 116" m: 3.94 x 3.50
Utility	ft: 56" x 45" m: 1.70 x 1.35
WC	ft: 56" x 32" m: 1.70 x 0.95

SITE 2 - THE CHESTER

FIRST FLOOR - THE ALDEN

Principal Bedroom (max)	ft: 133" x 106" m: 4.04 x 3.20
Bedroom 2	ft: 132" x 89" m: 4.02 x 2.68
Bedroom 3	ft: 84" x 77" m: 2.53 x 2.34
Bathroom	ft: 71" x 51" m: 2.15 x 1.80

FIRST FLOOR - THE CHESTER

Master Bed	ft: 135" x 89" m: 4.10 x 2.69
Bedroom 2	ft: 119" x 92" m: 3.42 x 2.80
Bedroom 3	ft: 81" x 73" m: 2.46 x 2.20
Bathroom	ft: 69" x 66" m: 2.09 x 1.98

THE ALDEN & THE CHESTER
3 BED SEMI DETACHED
THE ALDEN c. 915 sq ft approx | THE CHESTER: 840 sq ft approx

COLIN GRAHAM RESIDENTIAL
028 90 832 832
colingrahamresidential.com

BlueHouse Development
bluehousedev.com

Floor plans are to scale and all dimensions are approximate

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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

LOUNGE 13'10" x 12'11"

KITCHEN / DINING 12'11" x 11'5"

UTILITY ROOM 5'6" x 4'5"

WC 5'6" x 3'1"

FIRST FLOOR

PRINCIPAL BEDROOM 13'5" x 8'9"

BEDROOM 2 11'10" x 9'2"

BEDROOM 3 8'0" x 7'2"

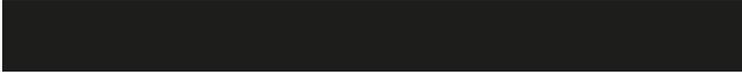


BATHROOM 6'10" x 6'5"

PLEASE NOTE

Images are examples of specification fitted to site 5 Brantwood Street and for illustration purposes only. We have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary. CGI's are for illustrative purposes only. Additional options/extras may be considered but they can only be incorporated into the property if a binding contract is in existence between all parties at the requisite stage of construction. This specification is for guidance only and may be subject to variation. Although every care has been taken to ensure the accuracy of all information given, these contents do not form part of or constitute a representation, warranty, or part of, any contract. The right is reserved to alter or amend any details.





SPECIFICATION

KITCHEN AND UTILITY

Quality kitchen doors, worktop finishes & handles

Soft close doors and drawers

Cooker splashback between worktops and high level units

Ceramic tile flooring from a superior range

Integrated appliances to include electric oven, hob, extractor fan and fridge freezer

Integrated washing machine except where the utility room is provided with free standing washer/dryer

BATHROOM AND WC

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

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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