

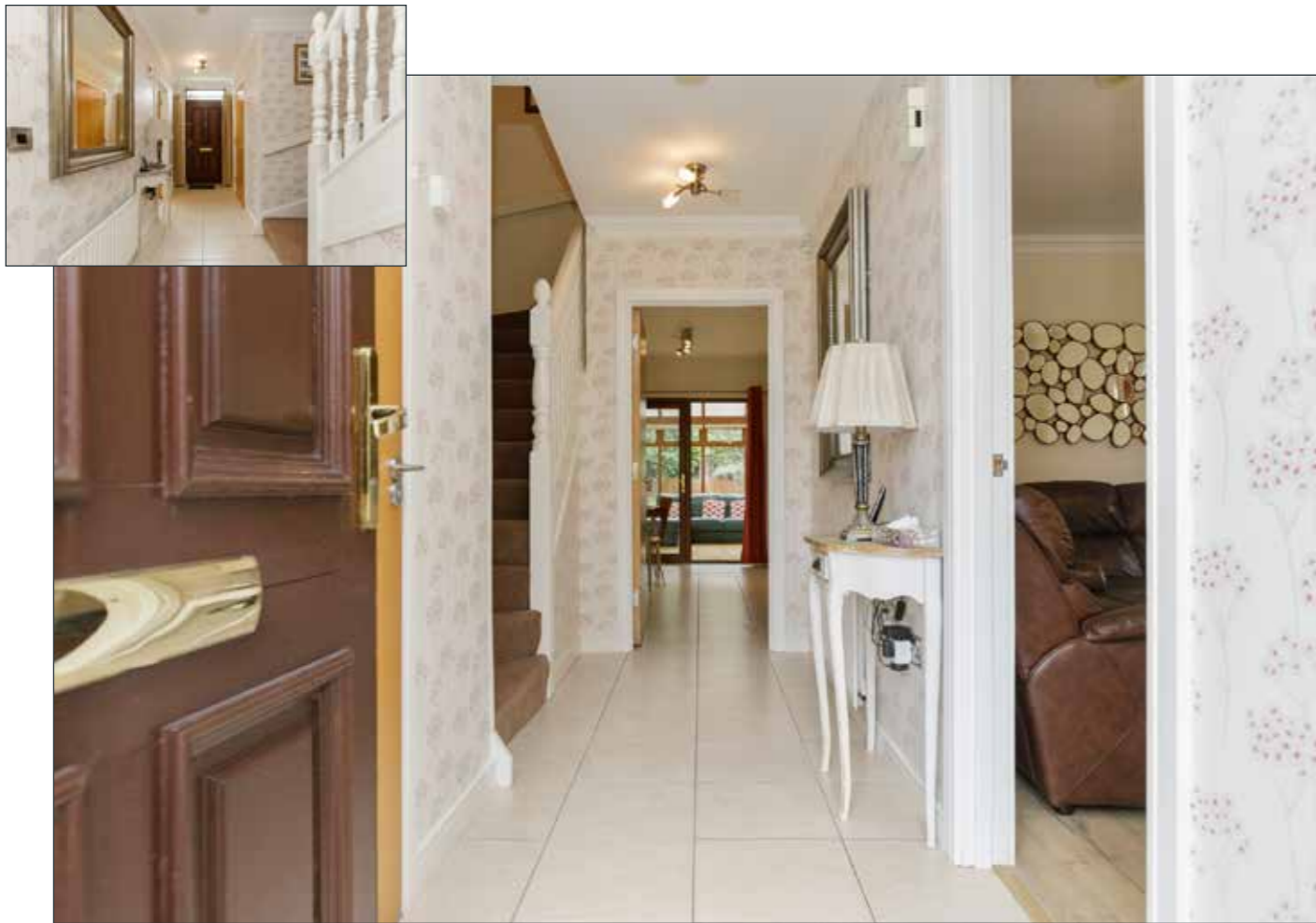
simon**BRIEN**
RESIDENTIAL

8 Brooke Hall Close,
Belfast, BT8 6WF



Asking Price £295,000

Telephone 02890 668888
www.simonbrien.com



KEY FEATURES

- Attractive Semi-Detached Family Home
- Well Presented Accommodation Throughout
- Four Generous Bedrooms
- Spacious Living Room With Feature Fireplace
- Modern Kitchen Open To Casual Dining / Living Area
- Conservatory
- Separate Utility Room / Downstairs Cloakroom
- Family Bathroom / Ensuite
- Integral Garage
- Gas Fired Central Heating / Double Glazing
- Pleasant Gardens To Rear In Lawns, With Driveway Parking
- Popular & Much Sought After Residential Location, Close To Belfast City Centre, Local Amenities, Schooling & Forestside Shopping Complex

SUMMARY

The Four Winds / Saintfield Road area of south east Belfast is an extremely popular residential location which is favoured by young families and first time buyers who appreciate the ease and convenience of a host of amenities, including shopping at Forestside, local schooling, and transport routes to and from the City Centre, and other surrounding towns.

This particular semi-detached family home, has well-appointed accommodation throughout of generous proportions, providing four bedrooms, spacious living, kitchen with casual dining, conservatory, utility room, downstairs cloakroom, together with modern bathroom and ensuite. In addition, the property is positioned on a pleasant site, generous gardens to rear, integral garage, and driveway parking.

Semi-detached homes in this area have consistently proved popular, we have no hesitation in encouraging an appointment to view at your earliest convenience through our South Belfast office on 028 9066 8888.

ACCOMMODATION

GROUND FLOOR

PVC door leading to:

ENTRANCE HALL:

CLOAKROOM:

Low flush WC. Wash hand basin.

LIVING ROOM:

17' 7" x 12' 0" (5.36m x 3.66m)

Attractive feature fireplace. Wood strip flooring.

KITCHEN / LIVING / DINING AREA:

20' 4" x 15' 6" (6.2m x 4.72m)

In the kitchen area there is an excellent range of high and low level units. 1.5 bowl stainless steel sink unit with mixer taps. 4 ring gas hob. Electric oven. Fridge/freezer. Dishwasher. Central island unit. Ceramic tiled floor.

UTILITY ROOM:

5' 9" x 5' 6" (1.75m x 1.68m)

Range of high and low level units. Single drainer sink unit. Plumbed for washing machine.



CONSERVATORY:

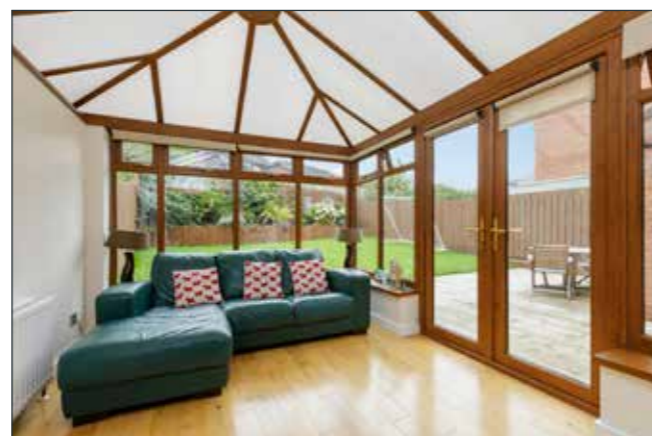
13' 5" x 9' 8" (4.09m x 2.95m)

Oak flooring. Double doors to rear.

INTEGRAL GARAGE:

19' 8" x 8' 6" (5.99m x 2.59m)

Remote control roller door. Light and power. Door to rear.



FIRST FLOOR

BEDROOM (1):
12' 4" x 10' 5" (3.76m x 3.18m)

Built-in mirrored sliding wardrobe.

ENSUITE SHOWER ROOM:

Fully tiled shower enclosure. Low flush WC. Pedestal wash hand basin.

BEDROOM (2):
12' 3" x 9' 4" (3.73m x 2.84m)



BEDROOM (3):
10' 5" x 7' 6" (3.18m x 2.29m)

BEDROOM (4):
8' 4" x 7' 5" (2.54m x 2.26m)
Built-in wardrobe.

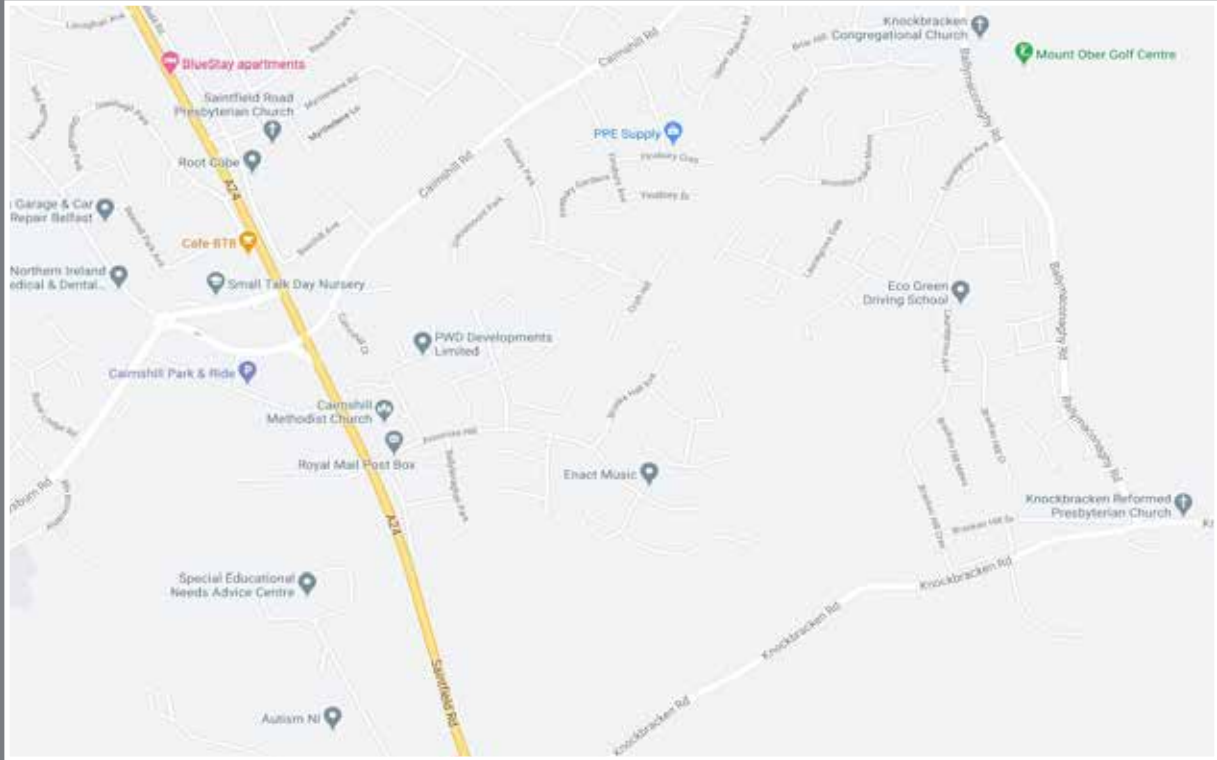
BATHROOM:
White suite comprising, panelled bath with mixer taps and telephone hand shower. Separate shower enclosure. Low flush WC. Wash hand basin. Fully tiled walls and floor.

LANDING:
Storage cupboard. Ladder accessing roof space, which is partially floored.

OUTSIDE
Driveway parking to front. Gardens to front and rear laid in lawns and patio.



Location



Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at www.simonbrien.com



Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



REF: ML/I/20/SO



	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81-91		
C 69-80	70	70
D 55-68		
E 39-54		
F 21-38		
G 1-20		
Not energy efficient - higher running costs		

EPC REF: 0789-1017-0201-6060-2214

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