

simonBRIEN
RESIDENTIAL

24A Carnbrae Park,
Belfast, BT8 6TP



Asking Price £105,000

Telephone 02890 595555
www.simonbrien.com

KEY FEATURES

- Well Presented Ground Floor Apartment
- Spacious Living Room
- Two Bedrooms, Principal Bedroom With An Extensive Range Of Built-In Wardrobes
- Modern Kitchen & Bathroom
- PVC Double Glazed Windows
- Gas Fired Central Heating
- Private Parking To The Front
- Private Rear Garden
- Ideal For First Time Buy

SUMMARY

A well-appointed ground floor apartment situated within the much sought after location of Four Winds, which benefits from an ease of access to main arterial routes, linking Belfast City Centre and an array of amenities.

Internally, the property has been modernised over recent years to a high standard, with the accommodation comprising of a living room, modern kitchen and bathroom, and two bedrooms. Externally there is private car parking and a rear garden.

A superb apartment that will suit those wishing to get on the property ladder or those wishing to purchase for investment.

ACCOMMODATION

GROUND FLOOR

Entrance door leading to:

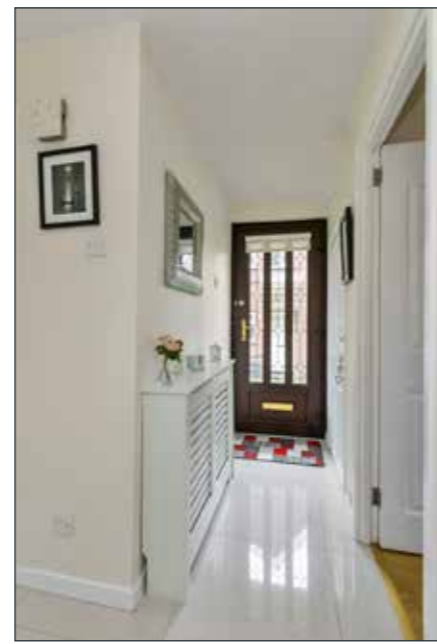
ENTRANCE HALL:

Polished porcelain tiled floor.

LIVING ROOM:

17' 5" x 9' 10" (5.31m x 3m)

Wood laminate flooring.



KITCHEN:

10' 8" x 6' 1" (3.25m x 1.85m)

Full range of high and low level units. 4 ring ceramic hob with stainless steel extractor canopy over. Stainless steel single drainer sink unit with mixer taps. Partially tiled walls. Plumbed for washing machine. Porcelain tiled floor.

BEDROOM (1):

11' 5" x 10' 5" (3.48m x 3.18m)

Built-in wardrobes with mirror sliding doors.

BEDROOM (2):

10' 0" x 6' 6" (3.05m x 1.98m)

BATHROOM:

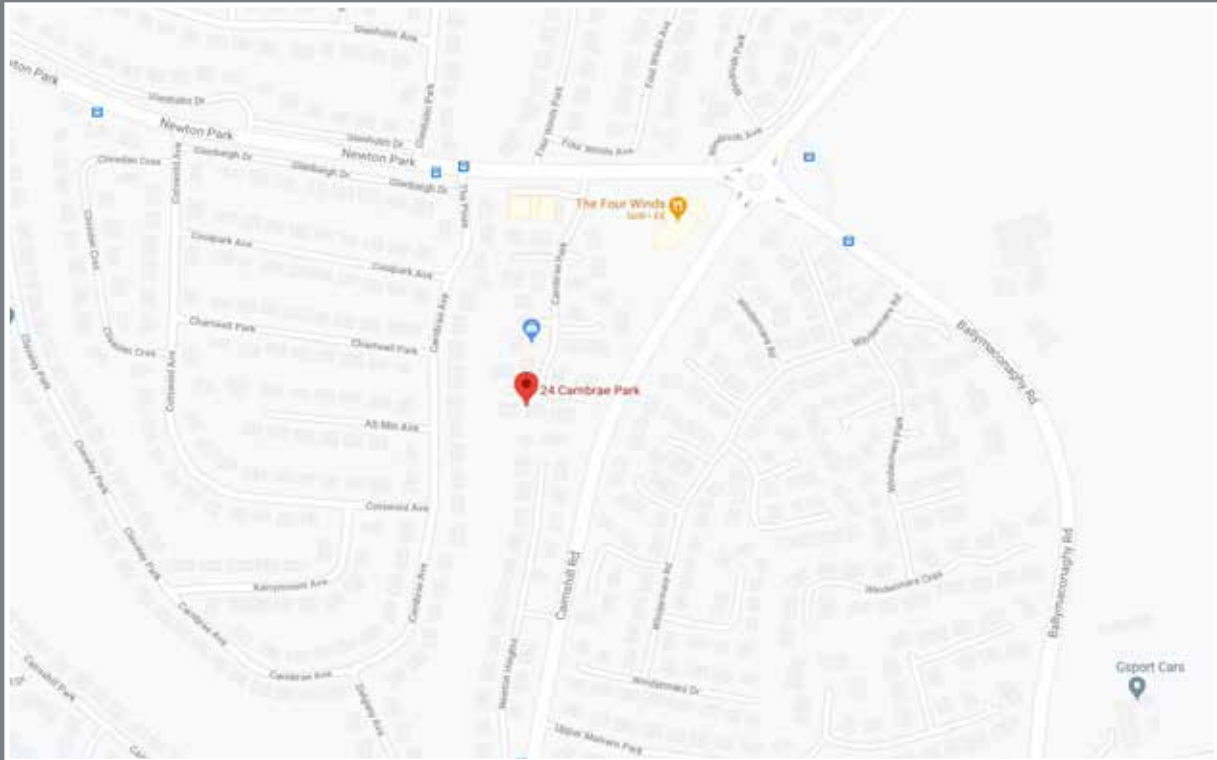
Contemporary white suite comprising, panelled bath with mixer taps and shower fitment. Low flush WC. Vanity unit with mixer taps. Partially tiled walls. Chrome heated towel rail.

OUTSIDE

Private car parking to front, and garden to rear.



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: SHJD/I/20/SO



	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81-91		
C 69-80	76	78
D 55-68		
E 39-54		
F 21-38		
G 1-20		
Not energy efficient - higher running costs		

EPC REF: 9280-0621-7290-5028-6206

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