

simon**BRIEN**  
RESIDENTIAL

74 Ardcarne Drive,  
Belfast, BT5 7RS



Offers Over £115,000

Telephone 02890 595555  
[www.simonbrien.com](http://www.simonbrien.com)

## KEY FEATURES

- Attractive Mid-Terrace Within A Popular Residential Area
- Four Bedrooms
- Living Room Open To Dining Room
- Fitted Kitchen
- First Floor Bathroom In White Suite
- uPVC Double Glazed Windows
- Gas Fired Central Heating
- Enclosed South Facing Rear Garden
- Convenient To Stormont Estate, The Ulster Hospital & Belfast City Centre
- Close To Shops, Glider Link & The Comber Greenway
- Off Street Parking

## SUMMARY

This attractive mid-terrace property comes to the market and should prove popular with first time buyers or investors seeking an affordable home within this convenient part of East Belfast.

The property comprises an entrance hall, living room open to dining room and fitted kitchen on the ground floor. On the first floor, there are four bedrooms, and a bathroom in white suite. Outside, there is off street parking to the front and an enclosed south facing rear garden in lawn.

Convenient to the Glider links, Stormont Estate and the Ulster Hospital, Belfast City Centre, Dundonald Omni Park, and the Comber Greenway are also within easy reach.

## ACCOMMODATION

### GROUND FLOOR

uPVC double glazed door with double glaze inset leading to:

#### ENTRANCE HALL:

Laminate wooden floor. Glazed panel door to:

#### LIVING ROOM:

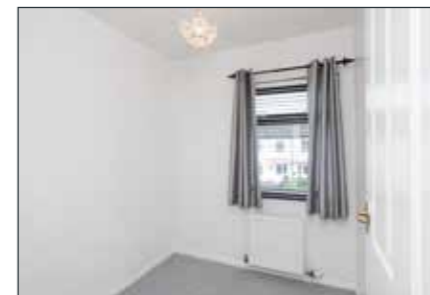
**12' 7" x 11' 7" (3.84m x 3.53m)**

Laminate wooden floor. Open to:

#### DINING ROOM:

**12' 8" x 8' 7" (3.86m x 2.62m)**

Double glazed French doors to rear.



#### KITCHEN:

**8' 8" x 6' 8" (2.64m x 2.03m)**

Range of high and low level units. Single bowl sink unit with mixer taps. 4 ring hob with under oven and extractor fan over. Plumbed for washing machine. Ceramic tiled floor.

#### FIRST FLOOR

##### LANDING:

Access to roof space.

##### BEDROOM (1):

**12' 0" x 10' 9" (3.66m x 3.28m)**

##### BEDROOM (2):

**11' 0" x 6' 6" (3.35m x 1.98m)**

##### BEDROOM (3):

**10' 6" x 6' 0" (3.2m x 1.83m)**

##### BEDROOM (4):

**6' 6" x 6' 5" (1.98m x 1.96m)**

#### BATHROOM:

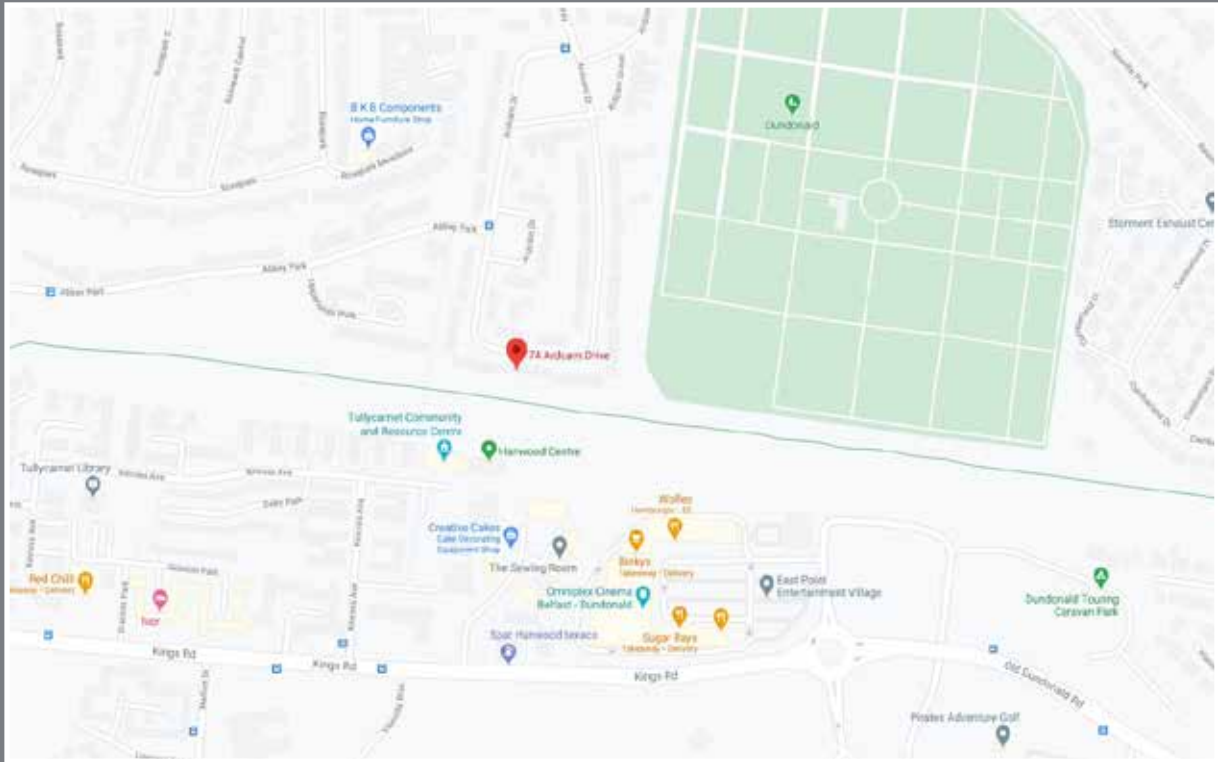
White suite comprising panelled bath. Low flush WC. Pedestal wash hand basin. Fully tiled shower cubicle. 'New Team' shower. Partially tiled walls. Recessed spotlighting.

#### OUTSIDE

Driveway paved forecourt to the front. Paved patio leading to garden in lawn to the rear with boiler house and wall mounted gas fired boiler.



# 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](http://www.simonbrien.com)

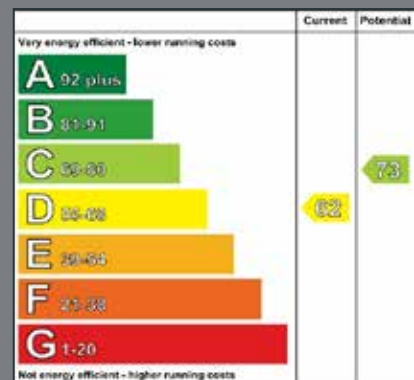


## Lettings Department

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: JD/K/20/SO



EPC REF: 0967-2994-0484-9625-3411

**South Belfast**  
525 Lisburn Road  
Belfast BT9 7GQ  
T 02890 668888  
E southbelfast@simonbrien.com

**North Down**  
48 High Street  
Holywood BT18 9AE  
T 02890 428989  
E holywood@simonbrien.com

**East Belfast**  
237 Upper Newtownards Road  
Belfast BT4 3JF  
T 02890 595555  
E eastbelfast@simonbrien.com

**Newtownards**  
17 High Street  
Newtownards BT23 4XS  
T 02891 800700  
E newtownards@simonbrien.com

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