

simon**BRIEN**
RESIDENTIAL

8 Bell Towers,
Belfast, BT7 2HD



Asking Price £390,000

Telephone 02890 668888
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KEY FEATURES

- Stunning Townhouse Set Behind Electronic Gates In Popular Ravenhill Address
- Cloakroom & Separate Utility Area
- Drawing Room With Gas Fire
- Contemporary Kitchen With Range Of Excellent Integrated Appliances Open To Dining Area
- Four Bedrooms, Master With Ensuite Shower Room
- Family Bathroom
- Gas Fired Central Heating, Hard Wood Double Glazed Windows
- Two Allocated Parking Spaces
- Secure Allocated Parking, Landscaped Gardens To Front & Rear
- Early Viewing Recommended!



DESCRIPTION

Bell Towers is a stunning development located in the popular Ravenhill area of South Belfast. No. 8 is one of a small cluster of townhouses within a quiet cul-de-sac set behind electronic entrance gates.

The bright, well proportioned accommodation comprises of a stunning entrance hall with feature high ceilings and corning detail. The living accommodation is flexible and boasts a a drawing room and contemporary high quality kitchen opens to a dining area which overlooks the private enclosed rear garden. Additionally there are four bedrooms, Master with ensuite shower room and contemporary family bathroom.

Externally the home offers two allocated parking spaces and gardens to front and rear.

Suited to the young professional couple, this stunning townhouse is secure, easily maintained and conveniently located to all of the amenities of South Belfast, hospitals, Queens University and Ormeau Park. Many of the province's leading schools are within walking distance. Please contact us at the South Belfast office to arrange a viewing at your convenience.

ACCOMMODATION

ENTRANCE

Hardwood entrance door with stained glass side panels to...

GROUND FLOOR

HALLWAY:

Ceramic tiled floor.

CLOAKROOM:

Low flush WC. Pedestal wash hand basin. Extractor fan. Partly tiled walls. Fully tiled floor.



LIVING ROOM/BEDROOM (4): 12' 5" x 9' 10" (3.78m x 3m)

KITCHEN/DINING:

18' 3" x 16' 3" (5.56m x 4.95m) at widest points.

Excellent range of high and low level units with granite work surfaces. Single drainer sink unit with mixer tap. Hotpoint integrated fridge freezer. Zanussi integrated four ring gas hob, under oven and extractor fan over. Integrated Smeg dishwasher. Space for dining. Double doors leading to outside.



UTILITY ROOM:

Plumbed for washing machine and tumble dryer.



FIRST FLOOR

LANDING:

Storage cupboard.

BEDROOM (3):

11' 10" x 10' 0" (3.61m x 3.05m)

Door to balcony.



BATHROOM:

White suite comprising low flush WC, pedestal wash hand basin, fully tiled corner shower cubicle with thermostatic power shower, panelled bath with mixer taps, Chrome heated towel rail. Low voltage spotlighting. Fully tiled walls and floor.



DRAWING ROOM:

16' 3" x 12' 8" (4.95m x 3.86m)

Hardwood fireplace with cast iron inset and tiled hearth, gas fire inset. Cornicing.



SECOND FLOOR

LANDING:

Access to floored roofspace. Hotpress.

BEDROOM (2):

14' 2" x 11' 2" (4.32m x 3.4m)

Built-in mirrored wardrobes.



BEDROOM (1):
14' 2" x 12' 5" (4.32m x 3.78m)
 Built-in wardrobes. Cornicing.



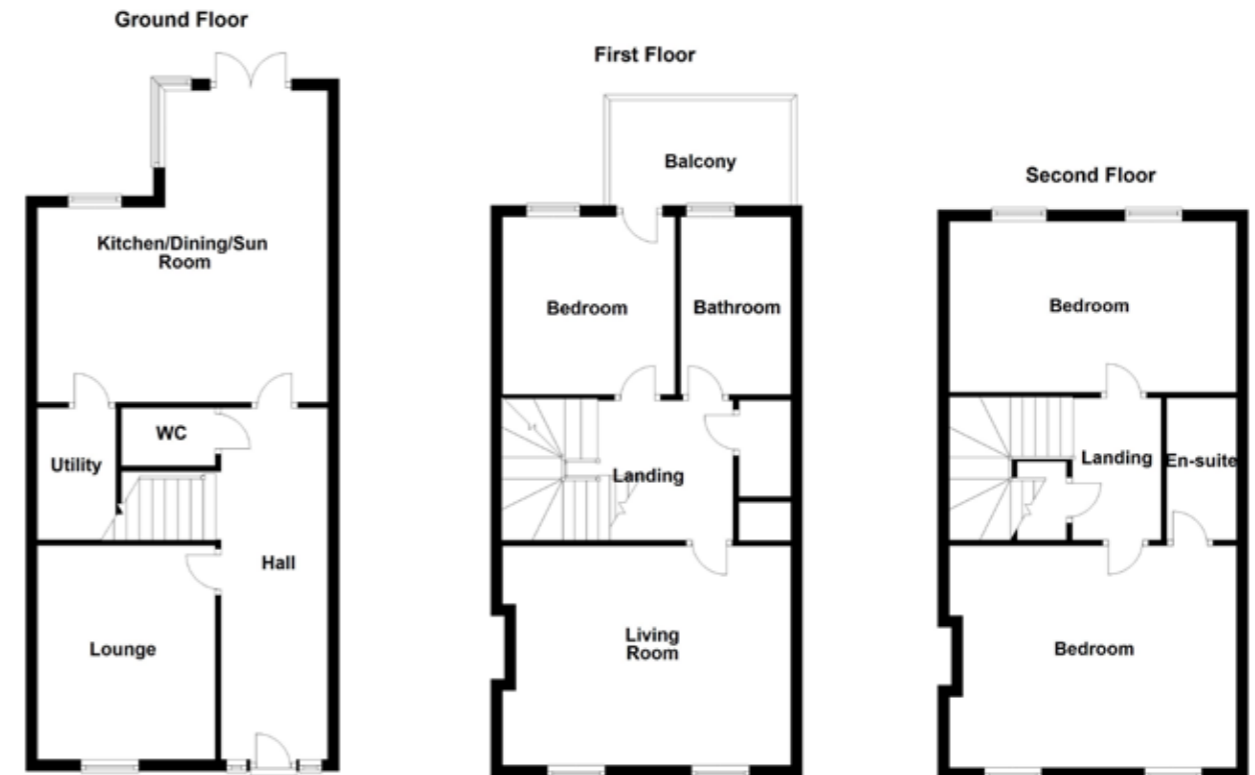
ENSUITE SHOWER ROOM:

White suite comprising low flush WC, pedestal wash hand basin, fully tiled shower cubicle with thermostatic power shower, chrome heated towel rail, partly tiled walls, fully tiled floor.

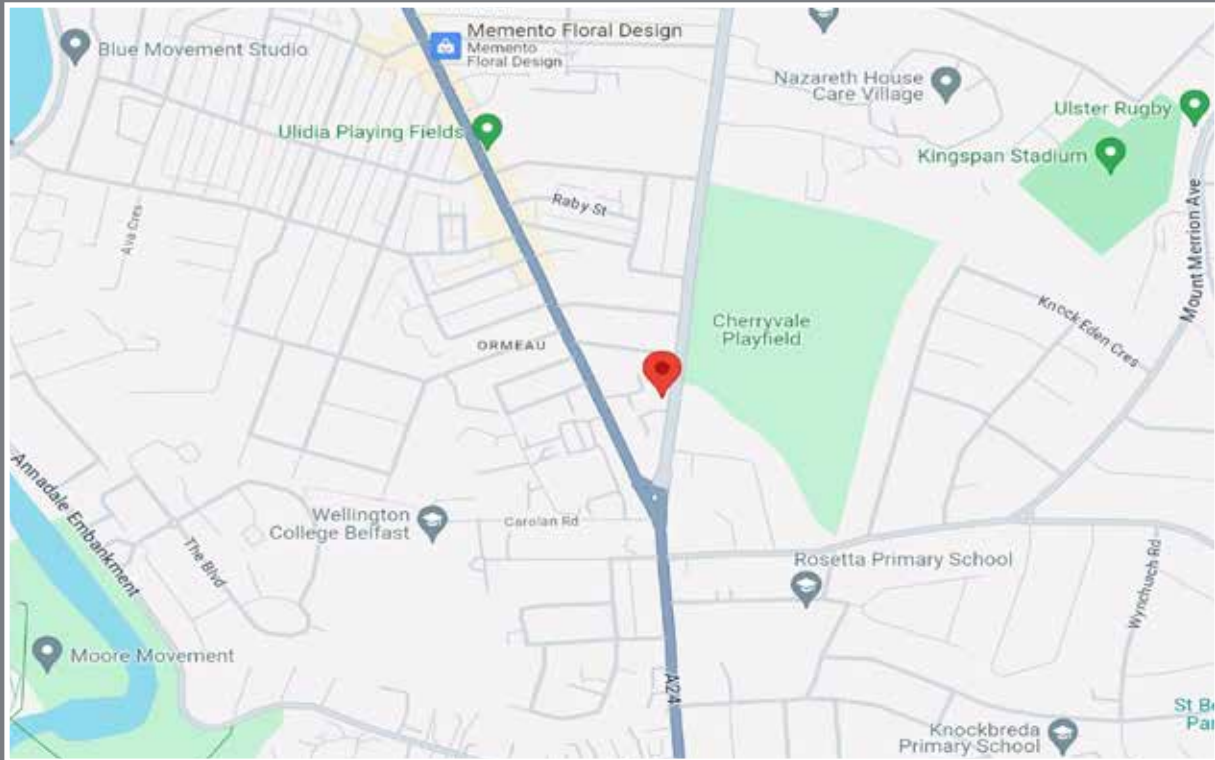


OUTSIDE

Electric gates into development. Driveway parking. Front garden with shrub beds. Rear landscaped patio. Lighting and tap.



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: RL/E/24/SD



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