

simon**BRIEN**
RESIDENTIAL

3 Belmont Grange,
Belmont, BT4 2AF



Asking Price £210,000

Telephone 02890 595555
www.simonbrien.com

KEY FEATURES

- Attractive End Townhouse
- Three Bedroom
- Through Lounge / Dining Area
- Sun Room
- Modern Fitted Kitchen
- Shower Room In Contemporary White Suite
- Gas Fired Central Heating
- uPVC Double Glazed Window Frames
- Off Street Parking
- Convenient To Public Transport Links, Schools & Shops
- Close To Belfast City Centre, Stormont Estate & Ballyhackamore

DESCRIPTION

This attractive end townhouse comes to the market and will appeal to those seeking a modern property within this popular area of East Belfast. The property comprises an entrance hall, through lounge/dining area, modern fitted kitchen, and sun room on the ground floor.

On the first floor, there are three bedrooms, and a contemporary white shower room.

Outside, the property benefits from an enclosed rear garden and off-street parking to the front.

Convenient to Stormont Estate, leading primary and secondary schools as well as Ballyhackamore and the Comber Greenway, we anticipate a high level of interest in this well-presented property.

ACCOMMODATION

ENTRANCE

ENTRANCE HALL:

uPVC double glazed front door to reception hall with laminate wood floor.

GROUND FLOOR

LOUNGE/DINING:

21' 9" x 13' 9" (6.63m x 4.19m)

Stone fire place and hearth



KITCHEN:

10' 8" x 9' 9" (3.25m x 2.97m)

Range of modern high and low level units, single drainer stainless steel sink unit with mixer taps, four ring electric hob, under bench oven and extractor fan. Plumbed for washing machine, ceramic tiled floor, wine rack. Double glazed French doors to:



SUN ROOM:

11' 5" x 10' 0" (3.48m x 3.05m)

Ceramic tiled floor.

FIRST FLOOR

LANDING:

Access to roofspace.

SHOWER ROOM:

Contemporary white suite, walk in shower cubicle, thermostatic control valve, pedestal wash hand basin, fully tiled walls, chrome towel radiator, ceramic tiled floor and built in storage cupboard.



BEDROOM (1):

11' 8" x 9' 10" (3.56m x 3m)



BEDROOM (2):

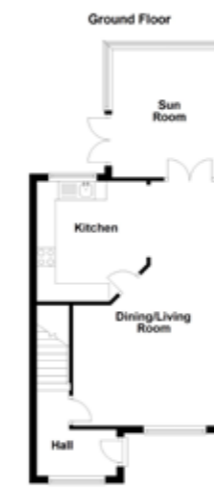
10' 5" x 9' 9" (3.18m x 2.97m)



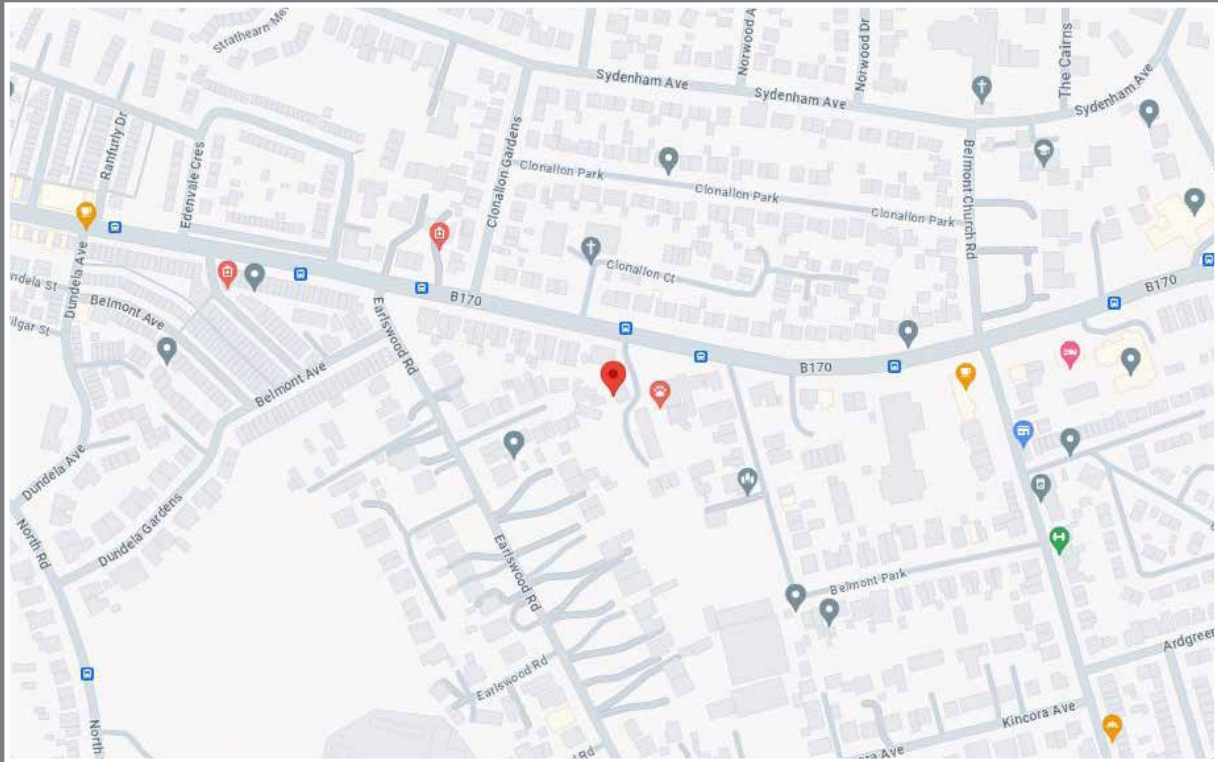
BEDROOM (3):

11' 0" x 6' 9" (3.35m x 2.06m)

Built in storage cupboard



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: JD/N/24/SD



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