

simon**BRIEN**  
RESIDENTIAL

64 Victoria Drive,  
Belfast, BT4 1QT



Asking Price £139,950

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



## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL:

Laminate wooden flooring.

#### CLOAKROOM:

#### LIVING ROOM:

14' 10" x 13' 0" (4.52m x 3.96m) (to max.)

Laminate wooden floor.

#### KITCHEN WITH DINING AREA:

16' 3" x 8' 8" (4.95m x 2.64m)

Full range of high and low level units. Recessed for cooker. Single drainer sink unit with mixer taps. Plumbed for washing machine. Partially tiled walls. Ceramic tiled floor. French double doors to rear. Cloakroom under stairs.



## KEY FEATURES

- Well Presented End-Terrace
- Three Good Sized Bedrooms
- Large Living Room
- Kitchen Open To Dining Area
- White Bathroom Suite
- Double Glazed Window Frames
- Oil Heating
- Paved Patio Area to Rear
- Convenient To Public Transport Links
- Close To Victoria Park, Belmont Village, Belfast City Centre & Titanic Quarter

## SUMMARY

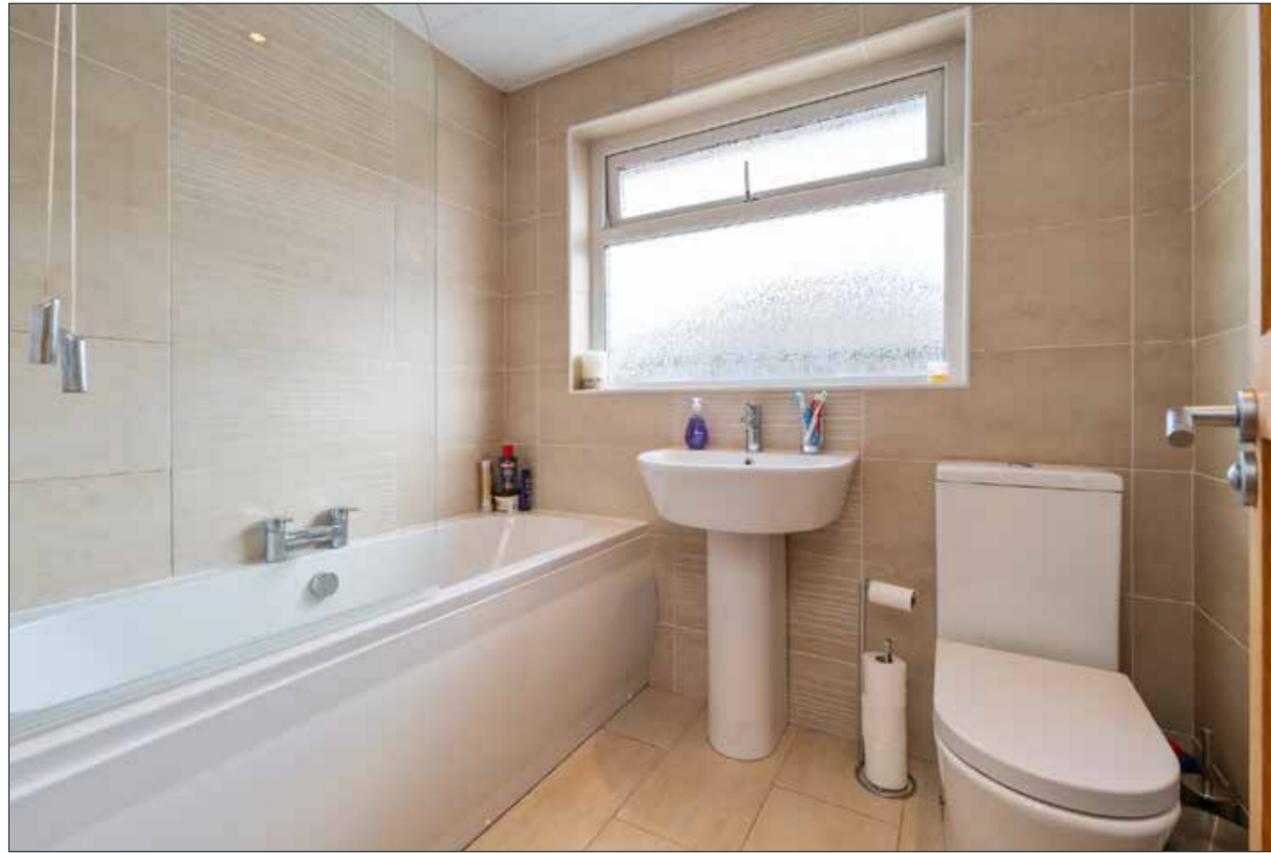
This well presented end-terrace property comes to the market and will immediately appeal to those seeking to purchase within this highly convenient setting.

The property layout comprises an entrance hall, living room, kitchen with dining area on the ground floor. On the first floor, there are three good sized bedrooms, and modern bathroom in white suite. Outside, the property has a large enclosed rear decked patio area that would serve many purposes.

Located close to excellent public transport links, the City Centre, Belfast City Airport, and Titanic Quarter, the Outer Ring is also accessible from here.

Early viewing is advised to appreciate this fine property.





**FIRST FLOOR**

**BATHROOM:**

White suite comprising, panel bath with mixer taps and 'Mira' instant heat electric shower. Pedestal wash hand basin with mixer tap. Low flush WC. Fully tiled walls. Ceramic tiled floor. Chrome towel radiator.

**BEDROOM (1):**

**13' 10" x 8' 10" (4.22m x 2.69m)**

Laminate wooden floor.

**BEDROOM (2):**

**9' 10" x 8' 10" (3m x 2.69m)**

Laminate wooden floor.

**BEDROOM (3):**

**9' 0" x 7' 2" (2.74m x 2.18m)**

Laminate wooden floor. Access to shelved hot press.

**ATTIC ROOM:**

**16' 4" x 7' 2" (4.98m x 2.18m)**

Storage into eaves.

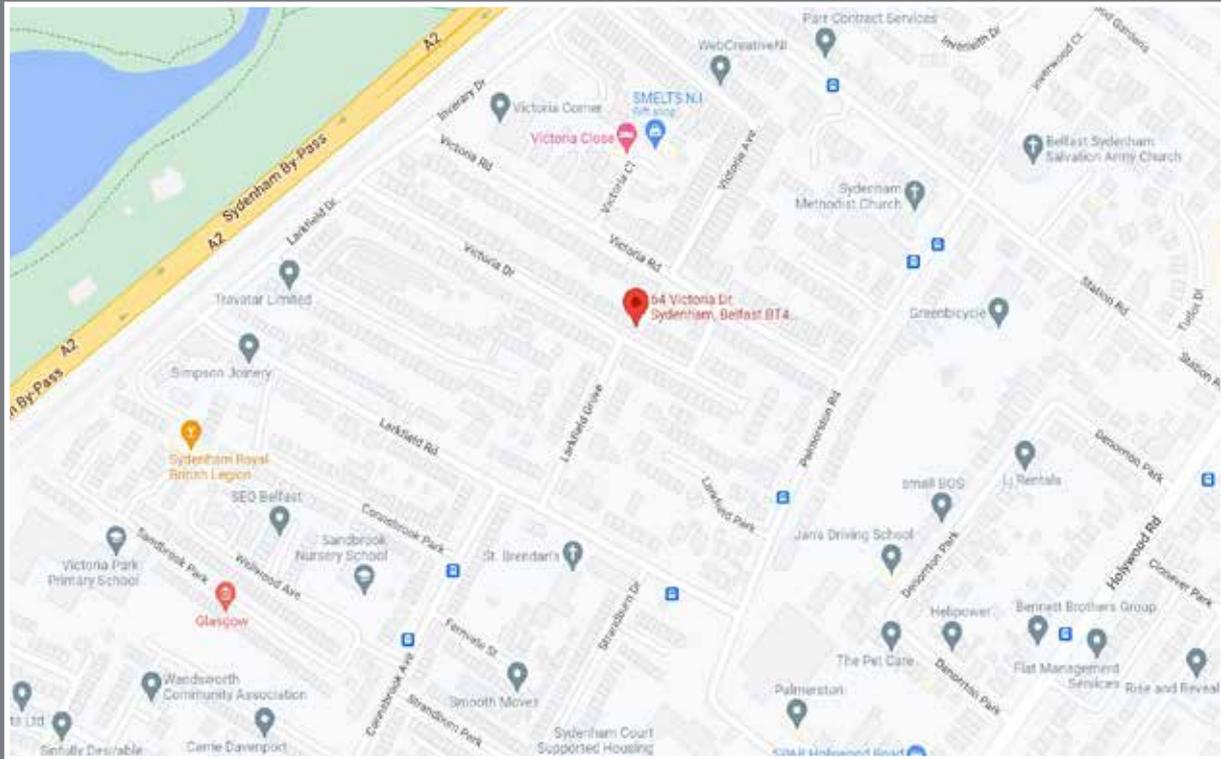


## OUTSIDE

Large paved patio 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](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: SHJD/F/22/SO



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70   c
55-68	D		
39-54	E	52   e	
21-38	F		
1-20	G		

EPC REF: 5700-3742-0222-2129-3623

**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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