

simonBRIEN
RESIDENTIAL

15 Enid Parade,
Belfast, BT5 6EL



Asking Price £179,950

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KEY FEATURES

- Extended Semi Detached Home
- Bright And Spacious Accommodation
- Ballyhackamore Village Close At Hand
- Lounge
- Extended Kitchen Open To Dining Area
- Three Well Proportioned Bedrooms
- Bathroom With Coloured Suite
- Oil Fired Central Heating
- Double Glazing
- Potential for Driveway
- Enclosed Rear Garden
- Ideally Suited To The First Time Buyer, Young Professional Or Family Alike

SUMMARY

This well presented semi-detached home is within walking distance of Ballyhackamore Village with its many shops, restaurants and cafes. Also close at hand Connswater Shopping Centre and Retail Park, an excellent range of both primary and secondary schools and Belfast City Centre for the commuter.

Internally the bright and spacious accommodation comprises lounge, extended fitted kitchen with dining area, three well-proportioned bedrooms and bathroom. Other benefits include oil fired central heating, PVC double glazing and enclosed rear garden.

This home is sure to create an interest from a wide sector of the market.



ACCOMMODATION

GROUND FLOOR

Entrance door.

ENTRANCE HALL:

Ceramic tiled floor.

LIVING ROOM:

12' 10" x 11' 10" (3.91m x 3.61m)

Laminate wood flooring.

KITCHEN WITH CASUAL DINING AREA:

15' 1" x 8' 4" (4.6m x 2.54m)

Full range of high and low level units, recess for cooker, plumbed for dishwasher, stainless steel single drainer sink unit with mixer taps, plumbed for washing machine, partly tiled walls, ceramic tiled floor. Pantry.





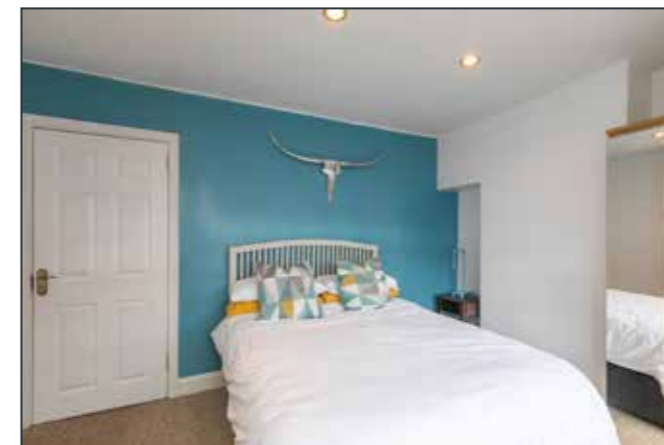
FIRST FLOOR

BEDROOM (1):
12' 3" x 8' 8" (3.73m x 2.64m) Into bay.

ENSUITE:
WC and wash hand basin.



BATHROOM:
Coloured suite comprising: Panelled bath, pedestal wash hand basin, low flush WC, fully tiled walls, cloaks cupboard.





BEDROOM (2):
8' 1" x 7' 10" (2.46m x 2.39m)



BEDROOM (3):
11' 2" x 8' 5" (3.4m x 2.57m)

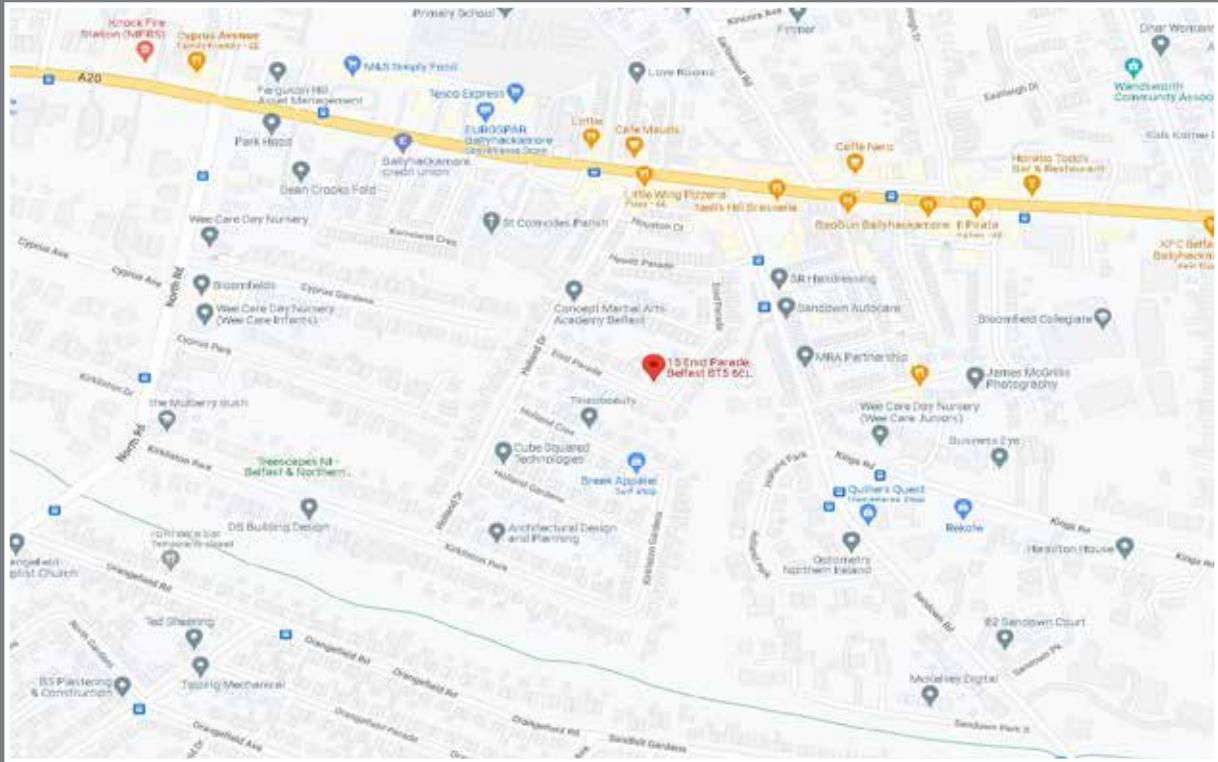


LANDING:
Access to loft.

OUTSIDE
Garden to the side and 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/G/22/AN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	67 d	75 c
39-54	E		
21-38	F		
1-20	G		

EPC REF: 9764-0321-6800-7905-1992

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