

simon**BRIEN**
RESIDENTIAL

18 Luxor Gardens,
Belfast, BT5 5NB



Asking Price £295,000

Telephone 02890 595555
www.simonbrien.com



KEY FEATURES

- Handsome Red Brick Semi-Detached Home
- Gas Fired Central Heating
- Two Reception Rooms
- Kitchen
- Conservatory
- Three Bedrooms
- Bathroom In White Suite
- Spacious Driveway To Front
- Attached Garage
- Stunning Rear Gardens In Private Setting Pear, Damson, Apple and Plum Trees
- Double Glazed
- In Highly Regarded Location

SUMMARY

This is a well-appointed semi-detached home situated within a most sought after location. The area is renowned for its close proximity to a host of prominent schools and easy access to the City Centre, Comber Greenway and motorway network, making this an ideal location for families and professionals.

The accommodation comprises an entrance hall, living room, dining room, conservatory, bathroom and three bedrooms. The attic is floored and provides excellent storage. Outside, is a spacious driveway to the front with a delightful garden to the rear stocked with a range of fruit trees and enjoying sun throughout the day and evening. An attached garage complete the accommodation and provides excellent storage.

All in all a superb well-proportioned home in an accessible and highly regarded location. Viewing is highly recommended.



ACCOMMODATION

GROUND FLOOR

Entrance door.

ENCLOSED ENTRANCE PORCH:

ENTRANCE HALL:

Wooden floor, corniced ceiling.



LIVING ROOM:

13' 8" x 11' 10" (4.17m x 3.61m)

Wooden floor, tiled fireplace.



FAMILY ROOM:

19' 7" x 11' 9" (5.97m x 3.58m)

Wooden floor, corniced ceiling.



KITCHEN:

18' 10" x 8' 8" (5.74m x 2.64m) Max.

Full range of high and low level units, 4 ring ceramic hob, extractor hood over, plumbed for washing machine, plumbed for dishwasher, stainless steel single drainer sink unit with mixer taps.



CONSERVATORY:

13' 5" x 9' 2" (4.09m x 2.79m)

From Family Room. French double doors to rear.



FIRST FLOOR

RETURN LANDING

BATHROOM:

White suite comprising: Large shower bath, pedestal wash hand basin with mixer taps, low flush WC, partly tiled walls, ceramic tiled floor.

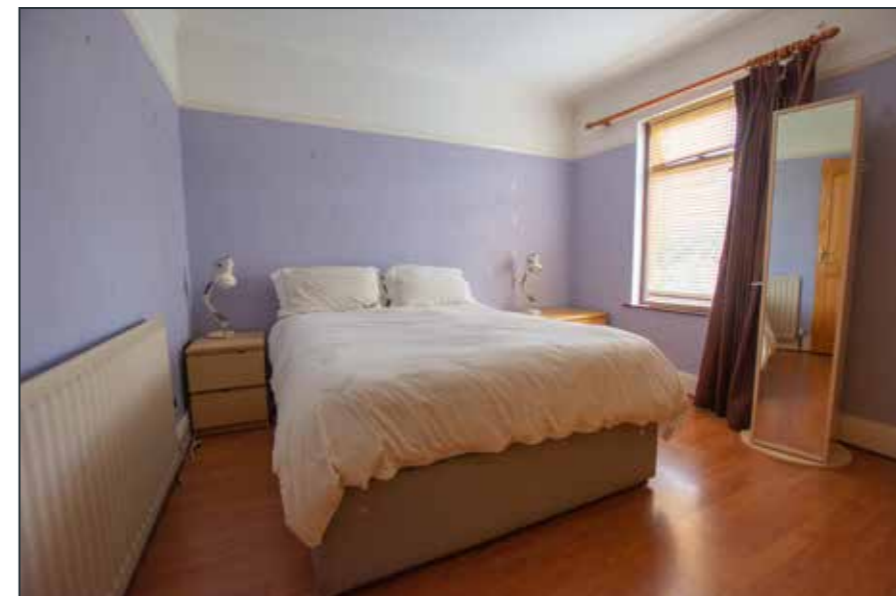


BEDROOM (1):

13' 9" x 10' 6" (4.19m x 3.2m)

Into bay.

Wood laminate floor.



BEDROOM (2):

12' 0" x 11' 0" (3.66m x 3.35m)

Wood laminate floor.



BEDROOM (3):
7' 9" x 7' 9" (2.36m x 2.36m)

ATTIC:
13' 10" x 10' 4" (4.22m x 3.15m)
Floored, Velux window.

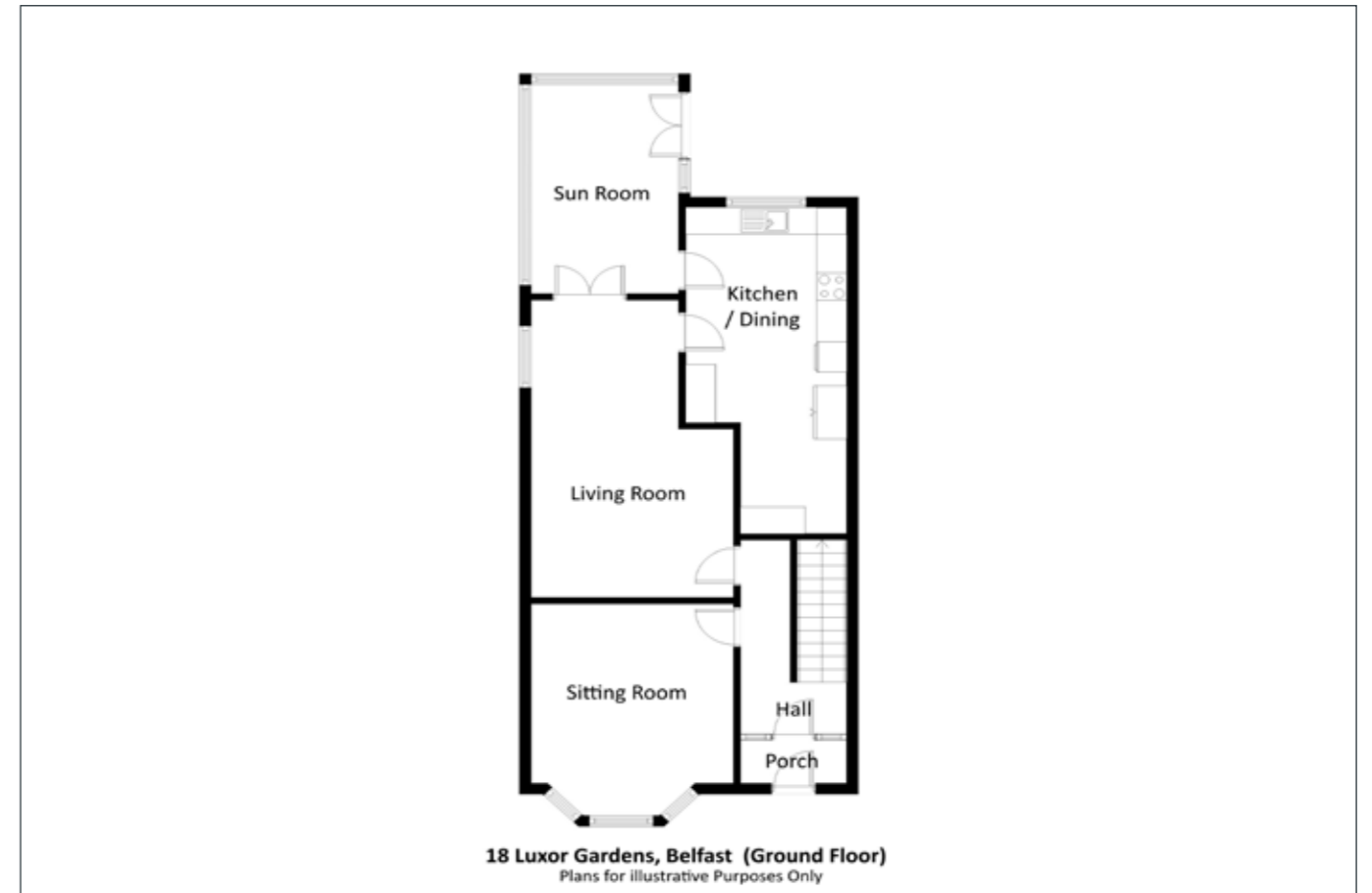


OUTSIDE

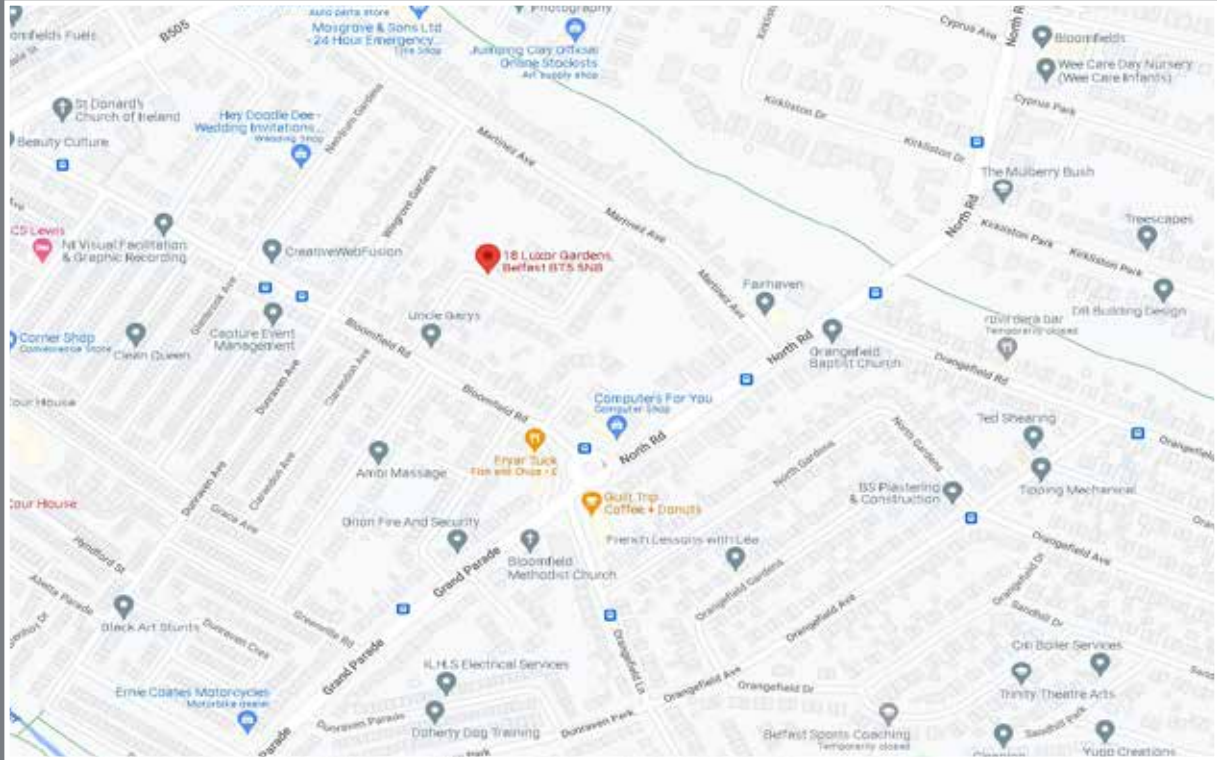
ATTACHED GARAGE
25' 0" x 9' 0" (7.62m x 2.74m)

Drive through roller door. Parking to front.

Stunning Rear Gardens In Private Setting Pear, Damson, Apple and Plum Trees.



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		
39-54	E		
21-38	F	25 F	45 E
1-20	G		

EPC REF: 9796-1656-5929-0000-8053

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