

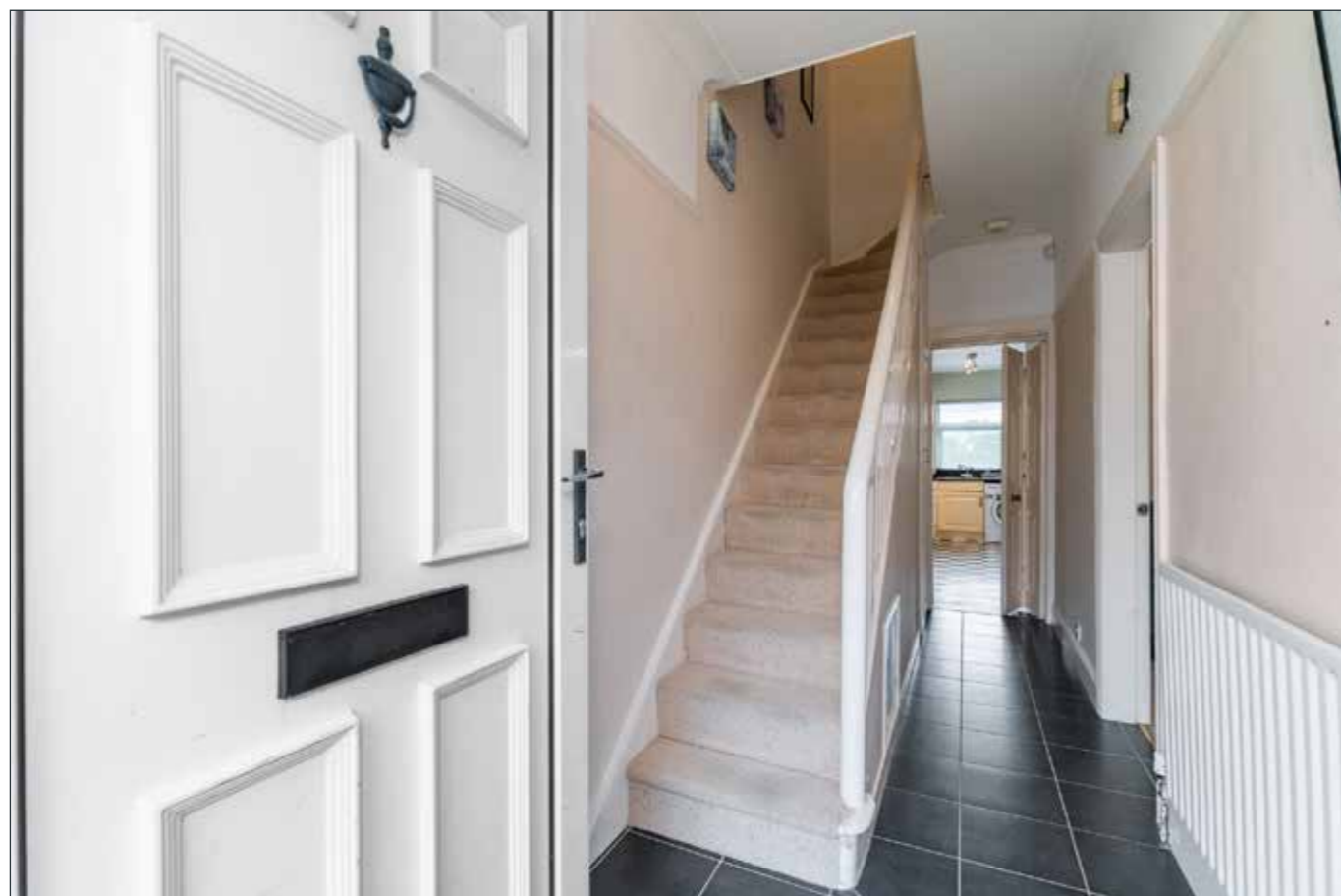
simon**BRIEN**
RESIDENTIAL

1 Cicero Gardens,
Belfast, BT6 9FZ



Asking Price £189,950

Telephone 02890 595555
www.simonbrien.com



ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL:

Ceramic tiled floor.

THROUGH LOUNGE:

23' 1" x 10' 2" (7.04m x 3.1m)

Marble fireplace with open fire. French double doors to:



KEY FEATURES

- Spacious Semi-Detached Villa
- Through Lounge / Dining Room
- Fitted Kitchen With Dining Area
- Three Well-Proportioned Bedrooms
- Bathroom With White Suite
- Floored Attic Room With Pull Down Ladder & Velux Type Window
- Superb Enclosed Rear Gardens In Lawns With Patio
- Detached Garage
- Driveway For 2-3 Cars
- Gas Heating
- Double Glazing
- Superb Location With Excellent Transport Links

SUMMARY

A deceptively spacious semi-detached villa ready to move in and situated in an area of increasing demand.

Externally, there is a tarmac driveway with off street parking for two-three cars, a detached garage and large enclosed rear garden with patio and decked areas.

The location is superb with excellent transport links to Belfast City Centre via the nearby Castlereagh Road, numerous shops and cafes on the Cregagh Road and a variety of primary and secondary schooling.





**KITCHEN OPEN TO DINING AREA:
15' 7" x 10' 2" (4.75m x 3.1m)**

Full range of high and low level units. Stainless steel 1.5 bowl sink unit with mixer tap. 4 ring ceramic hob with under oven and stainless steel extractor canopy over. Plumbed for washing machine. Built-in dishwasher. Recess for fridge/freezer. Sliding doors to rear.



FIRST FLOOR

**BEDROOM (1):
12' 2" (into bay) x 9' 0" (3.71m x 2.74m)**

**BEDROOM (2):
10' 5" x 9' 0" (3.18m x 2.74m)**

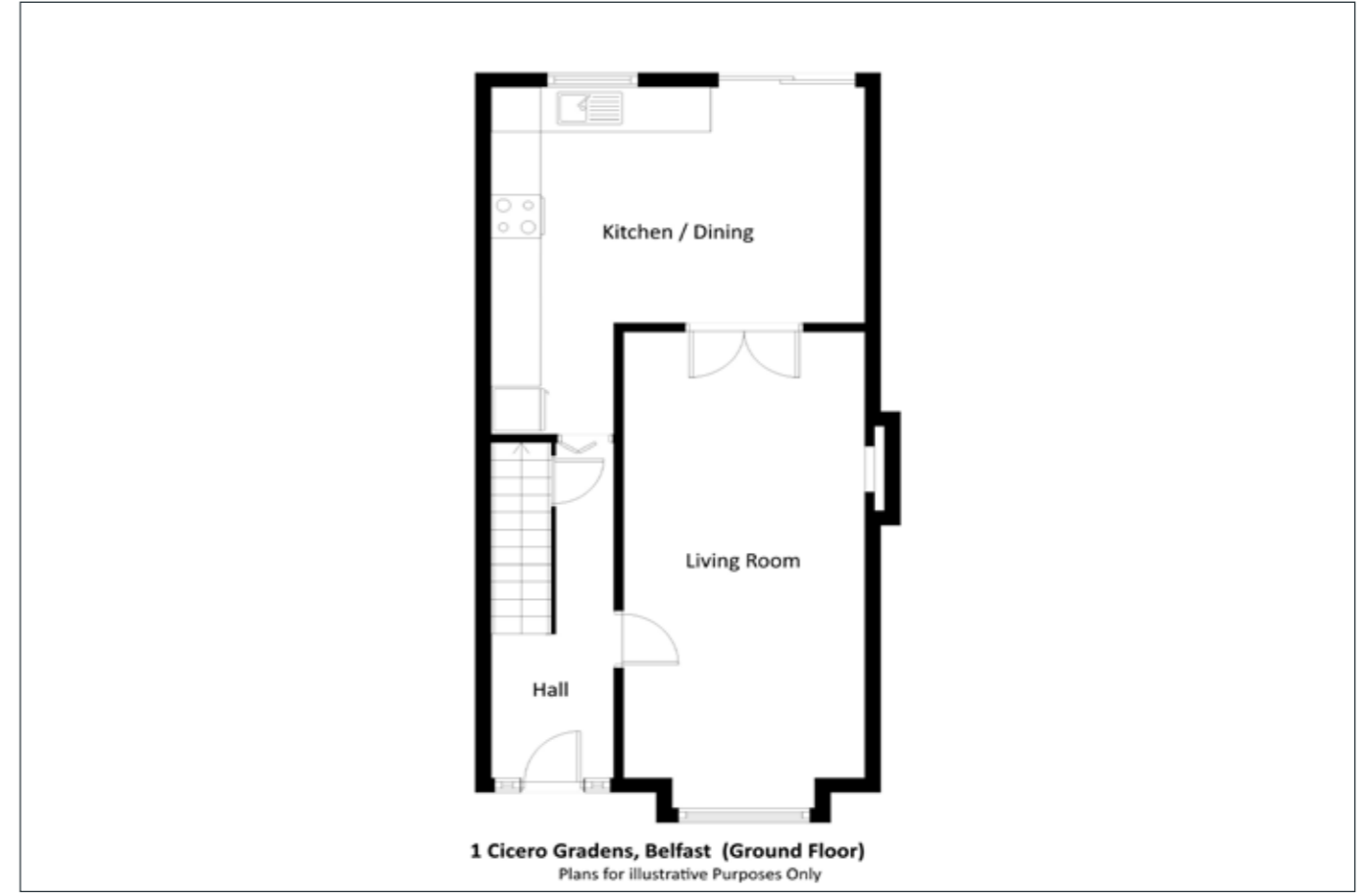
**BEDROOM (3):
7' 3" x 6' 3" (2.21m x 1.91m)**



BATHROOM:

White suite comprising panelled bath with telephone hand shower. Low flush WC. Pedestal wash hand basin with mixer tap. Fully tiled walls. Ceramic tiled floor.

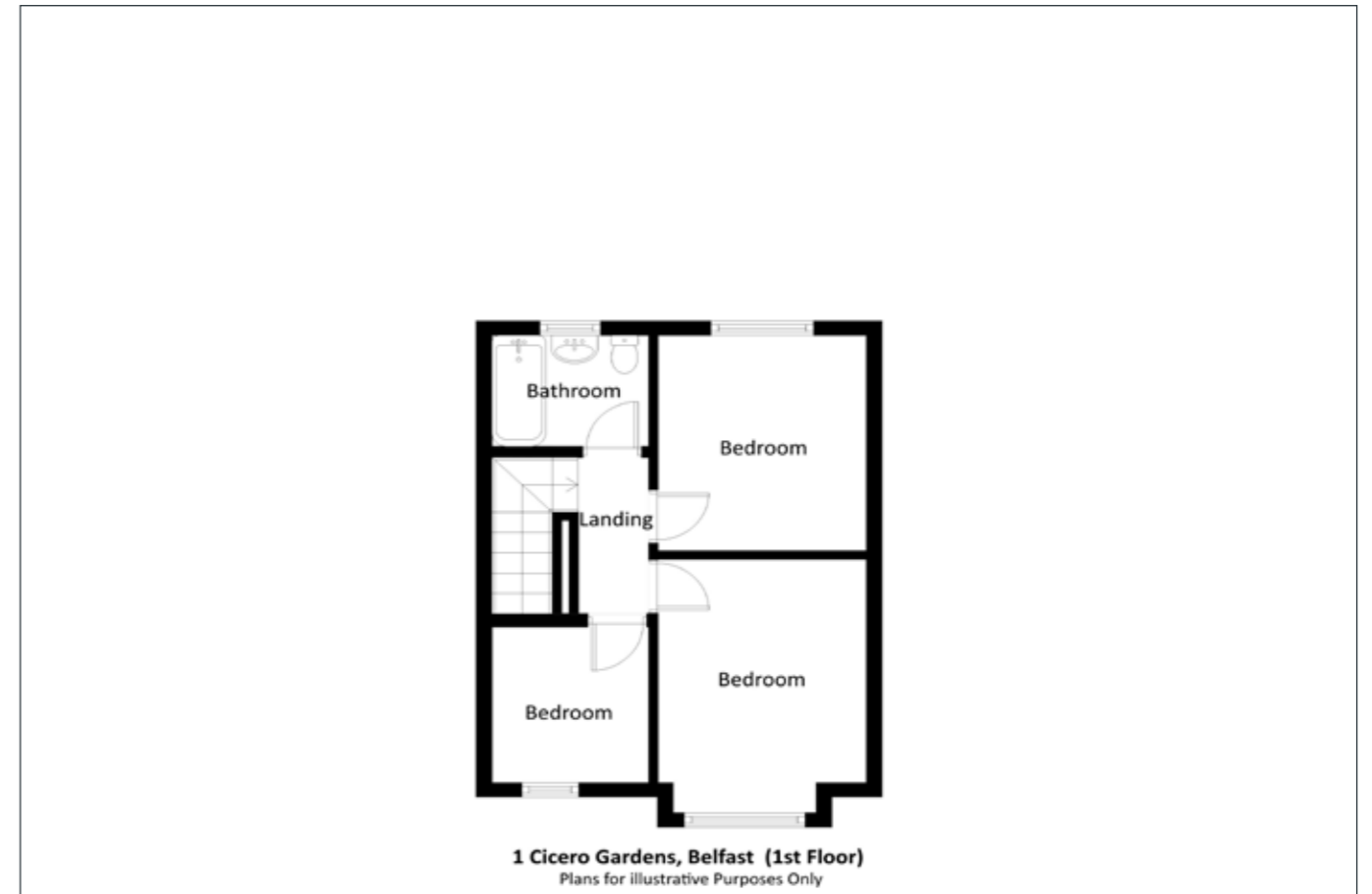




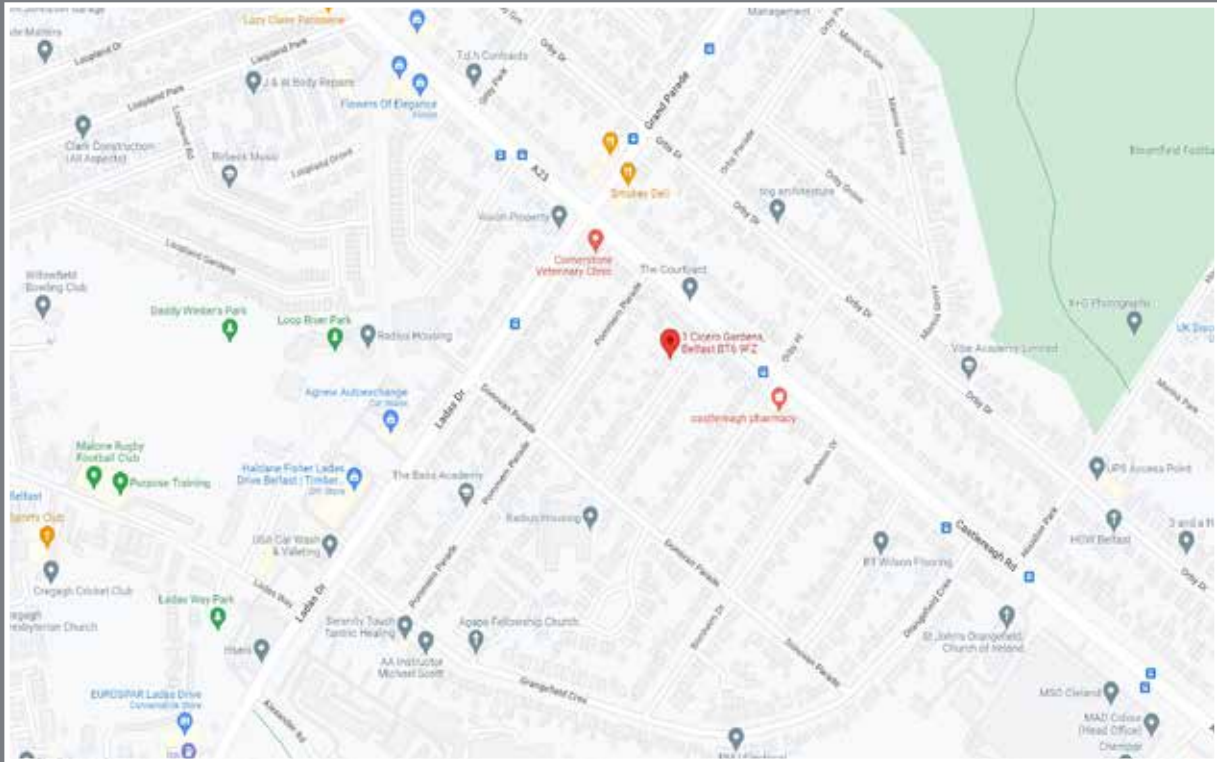
OUTSIDE

To the front, driveway parking for 2-3 cars. To the rear is a paved patio and garden area enjoying afternoon and evening sunshine.

DETACHED GARAGE:
19' 2" x 7' 9" (5.84m x 2.36m)



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/H/22/SO



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	67 D
39-54	E		
21-38	F		
1-20	G		

EPC REF: 4332-3828-6100-0729-9276

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