

simon**BRIEN**
RESIDENTIAL

15 Belmont Place,
Belfast, BT4 3FN



Asking Price £199,950

Telephone 02890 595555
www.simonbrien.com

KEY FEATURES

- Well Presented Semi-Detached Villa
- Ideally Suited For The Young Professional Or Young Family Alike
- Well Presented Throughout
- Convenient To A Varied Range Of Amenities
- Well Tended Gardens To Side And Rear
- Off Street Car Parking To Front
- Cul-De-Sac Location
- uPVC Double Glazed Window Frames & Doors
- Gas Fired Central Heating
- Shower room With White Suite
- Modern Fitted Kitchen
- Two Separate Reception Rooms
- Three Bedrooms
- Popular & Highly Sought After Residential Location

SUMMARY

Located at the end of a quiet cul-de-sac location is this spacious semi-detached villa. Situated just off the Belmont Church Road within walking distance of the Belmont Road and Ballyhackamore Village and their varied range of shops and restaurants. Some of the Provinces leading primary and grammar schools along with public transport links to Belfast are also close at hand.

Internally, the bright and spacious accommodation is arranged over two floors and comprises, three bedrooms, two separate reception rooms, modern fitted kitchen and shower room with white suite. Other benefits include, gas fired central heating, and uPVC double glazed window frames and doors. Externally, there is off street car parking to front and a large enclosed well tended gardens to the rear.

Please contact our East Belfast office on 028 9059 5555 to arrange a viewing.

ACCOMMODATION

ENTRANCE

ENTRANCE HALL:

Laminate wood floor.

GROUND FLOOR

DINING ROOM:

11' 0" x 10' 5" (3.35m x 3.18m)



LIVING ROOM:

14' 5" x 11' 0" (4.39m x 3.35m)

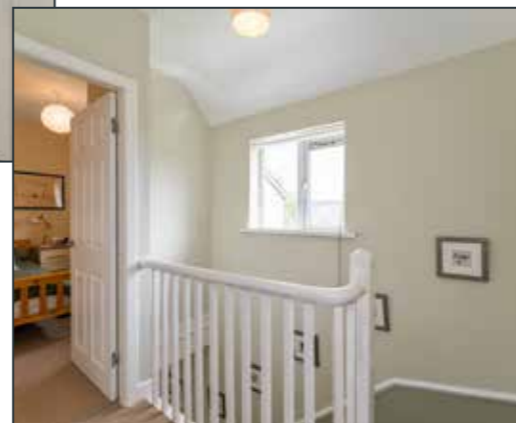


KITCHEN:
13' 2" x 9' 7" (4.01m x 2.92m)

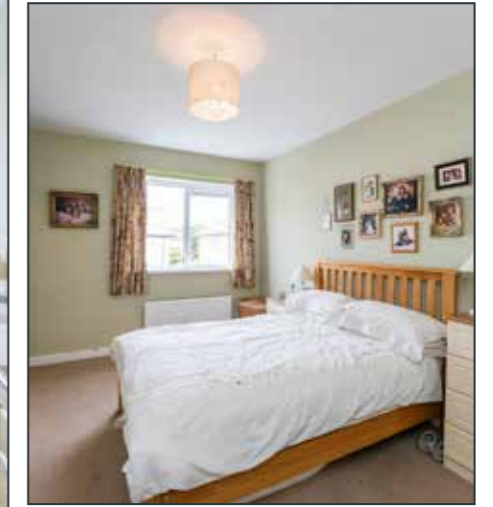
Full range of high and low level units. Stainless steel sink unit. Plumbed for washing machine. Ceramic tiled floor.



FIRST FLOOR



BEDROOM (1):
15' 0" x 11' 0" (4.57m x 3.35m)



BEDROOM (2):
10' 0" x 9' 8" (3.05m x 2.95m)



BEDROOM (3):
9' 1" x 6' 5" (2.77m x 1.96m)



SHOWER ROOM:

Fully tiled shower cubicle with tiled shower. Vanity unit. Low flush WC. Ceramic tiled floor.

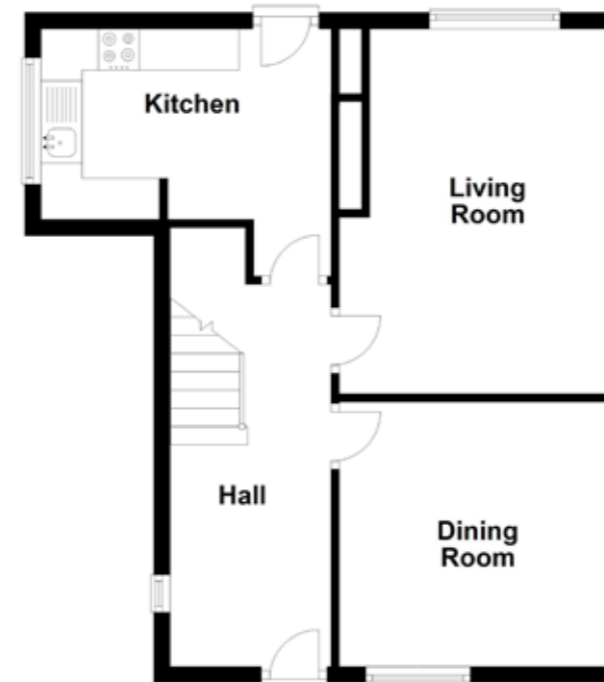


OUTSIDE

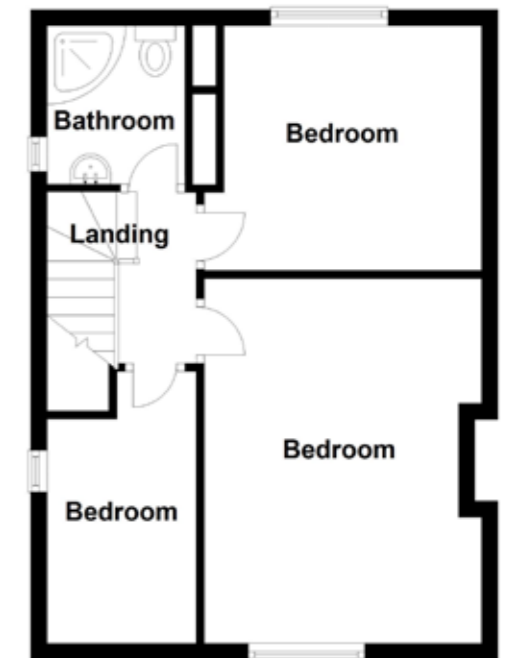
To the rear is a garden in lawn with boarder shrub beds.



Ground Floor



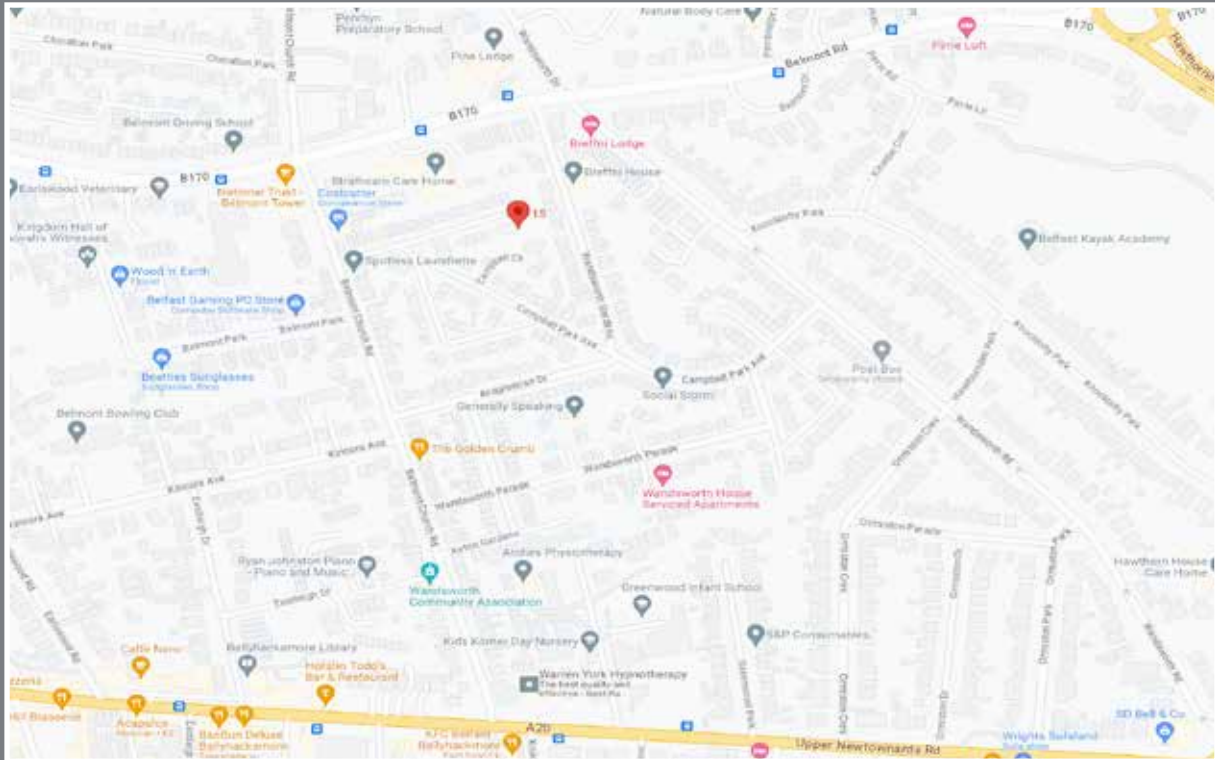
First Floor



This plan is for illustrative purposes only.
Plan produced using PlanUp.

15 Belmont Place, Belfast

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/G/23/SP



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	44 D	44 D
39-54	E		
21-38	F		
1-20	G		

EPC REF: 0350-2246-7230-2927-2871

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