

simon**BRIEN**
RESIDENTIAL

16 Norwood Park,
Belfast, BT4 2DY



Asking Price £675,000

Telephone 02890 595555
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KEY FEATURES

- Modern Extended Detached Property
- Five Well Proportioned Bedrooms (Two With Ensuite Shower Rooms)
- Spacious Living Room With Cast Iron Stove
- Family Room
- Attractive Fitted Kitchen With Centre Island
- Dining/Family Area
- Utility Room
- Attached Garage
- Main Bathroom IN Contemporary White Suite Double
- Glazed Window Frames
- Gas Fired Central Heating
- Enclosed South Facing Garden With Patio Area/Lawn
- Ample Off Street Parking Within Walking Distance Of Leading Primary & Post Primary Schools, Public Transport Links & Parks Convenient To Belmont/Ballyhackamore/Belfast City Centre



SUMMARY

This modern extended detached property has been carefully renovated over recent years by it's current owners who have created excellent adaptable accommodation throughout.

The layout comprises a welcoming entrance hall with minstrel landing, spacious living room with cast iron stove leading to family room, attractive fitted kitchen with integrated appliances/dining/family area that overlooks the garden, utility room and bedroom with ensuite shower room.

On the first floor, there are four well proportioned bedrooms (main bedroom with ensuite shower room) and contemporary white bathroom suite.

Outside, there is ample parking to the front with garden in lawn. To the rear is a private south facing garden which includes an entertainment patio area leading to garden in lawn.

Within walking distance of leading schools, shops, parks and public transport links, Belfast City Centre/Belmont/Ballyhackamore are also within easy reach along with Belfast City Airport and Ulster Hospital.

ACCOMMODATION COMPRISES

GROUND FLOOR

Hard wood front door with double glazed side panel.

RECEPTION HALL:

Cloakroom



**LIVING ROOM:
24' 1" x 14' 0" (7.34m x 4.27m)
(To Bay)**

Solid wooden floor, cast iron stove,
front doors to:



**FAMILY ROOM:
20' 5" x 13' 10" (6.22m x 4.22m)**

Solid wooden floor, doors to rear.



KITCHEN/LIVING/DINING:
21' 5" x 20' 8" (6.53m x 6.3m)

Excellent range of modern granite work surfaces, two twin oven, central island, extractor fan, part tiled walls, Neff electric hob, breakfast bar, 1.5 bowl sink unit with mixer taps, ceramic tiled floor, spotlighting, folding doors to rear.



BEDROOM (1):
14' 5" x 11' 0" (4.39m x 3.35m)
Solid wood floor.



ENSUITE SHOWER ROOM:
Walk in shower cubicle, thermostatic heat sensors, pedestal wash hand basin, low flush WC, solid wood floor.



FIRST FLOOR
MINSTREL LANDING:
Access to linen cupboard.





BEDROOM (2):
15' 5" x 14' 0" (4.7m x 4.27m)

ENSUITE SHOWER ROOM:

Contemporary white suite comprising, fully tiled shower cubicle with thermostatic shower, vanity unit with mixer taps, push button WC, partly tiled walls, ceramic tiled floor and spotlighting.



BEDROOM (3):
10' 3" x 10' 0" (3.12m x 3.05m)



BEDROOM (4):
14' 0" x 9' 5" (4.27m x 2.87m)



BEDROOM (5):
11' 0" x 10' 0" (3.35m x 3.05m)



BATHROOM:

Contemporary white suite, free standing bath with telephone shower over, fully tiled shower cubicle with thermostatic shower, push button WC, vanity unit with mixer taps, spotlights.

OUTSIDE:

Rear paved patio leading to garden in lawn. Front tarmac driveway, garden in lawn, shrub beds.

ATTACHED GARAGE

12' 9" x 9' 0" (3.89m x 2.74m)

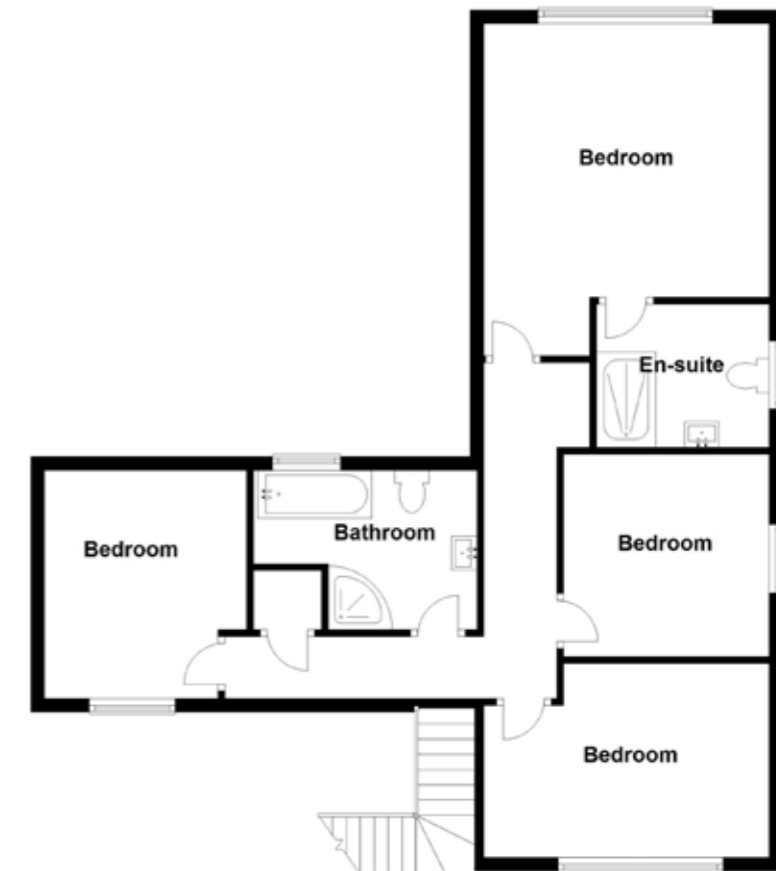
Roller shutter door, wall mounted gas fired boiler. power and light.



Ground Floor



First Floor



Location



16 Norwood Park, Belfast

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/I/23/SP



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	73 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC REF: 9037-4221-2300-0545-0292

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