

simon**BRIEN**  
RESIDENTIAL

24 Kingsdale Park,  
Belfast, BT5 7BY



Asking Price £225,000

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## KEY FEATURES

- Attractive Semi-Detached Property In A Cul-De-Sac Setting Off Kings Road
- Adaptable Layout
- Two First Floor Bedrooms
- Ground Floor Bedroom / Dining Room
- Living Room
- Fitted Kitchen
- Modern White Bathroom Suite
- Detached Garage / Off Street Parking
- Enclosed Rear Garden With Patio Leading To Lawn Area
- Gas Fired Central Heating
- Within Walking Distance Of Shops, Public Transport Links & Comber Greenway
- Convenient To Leading Primary & Post Primary Schools, Ballyhacamore & Belfast City Centre
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## DESCRIPTION

Kingsdale park is just off the Kings Road, Cherryvalley and is one of the most sought after addresses in East Belfast. This attractive semi-detached property will appeal to a wide range of potential purchasers seeking to relocate to this popular setting.

The accommodation comprises an entrance hall, living room with feature fireplace, dining room/bedroom 3, fitted kitchen. On the first floor, there are two good sized bedrooms and a modern white bathroom suite.

Externally, the property benefits from off street parking to the side and a detached garage. To the rear of the property is a good-sized garden with patio and lawn.

With leading Primary and Secondary schools being located close by, as well as restaurants and parks, this property is beautifully positioned within this popular East Belfast suburb.

## ACCOMMODATION

### ENTRANCE

#### ENTRANCE HALL:

uPVC double glazed front door and double glazed side panels to entrance hall with laminate wood floor, under stairs storage cupboard.



## GROUND FLOOR

### LIVING ROOM:

19' 3" x 12' 8" (5.87m x 3.86m)

Fireplace with wood surround, marble inset and hearth, laminate wood floor.



**DINING ROOM:**  
14' 0" x 9' 10" (4.27m x 3m)

**KITCHEN:**  
10' 4" x 9' 1" (3.15m x 2.77m)

Range of high and low level units, single drainer stainless steel sink unit, partly tiled walls, integrated under counter fridge and freezer, cooker, plumbed for washing machine and ceramic tiled floor.



**FIRST FLOOR**

**LANDING:**  
Access to storage cupboard with gas fired boiler.



**BATHROOM:**

Contemporary white suite, panelled bath with mixer taps and shower over, push button WC, single pedestal wash hand basin with mixer taps, fully tiled walls and ceramic tiled floor.



**BEDROOM (1):**  
**16' 2" x 10' 0" (4.93m x 3.05m)**  
 Built in storage cupboard.



**BEDROOM (2):**  
**9' 5" x 8' 0" (2.87m x 2.44m)**



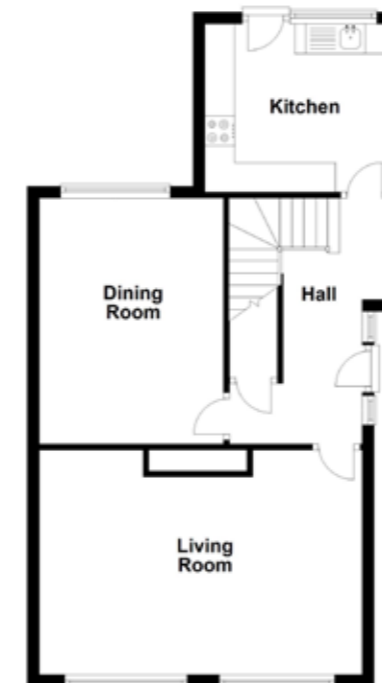
**OUTSIDE**

Paved patio, garden in lawn, outside tap and light, driveway to side.

**DETACHED GARAGE:**  
**20' 9" x 9' 0" (6.32m x 2.74m)**  
 Roller shutter door, power and light.



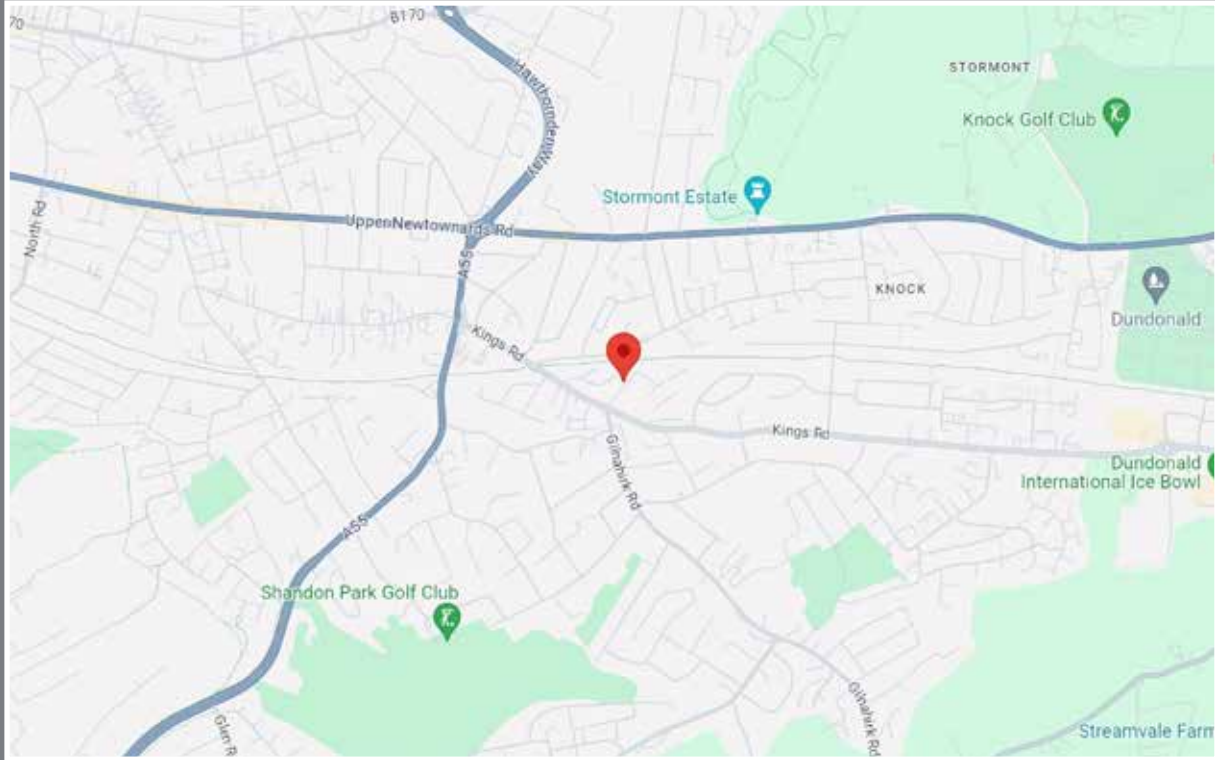
Ground Floor



First Floor



# 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](http://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/C/24/SD



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