

simon**BRIEN**
RESIDENTIAL

27B Eastleigh Dale,
Belfast, BT4 3DT



Asking Price £159,950

Telephone 02890 595555
www.simonbrien.com



KEY FEATURES

- Superb First Floor Apartment In Sought After Location
- Open Plan Living to Kitchen and Dining Area
- Two Bedrooms
- Bathroom
- Electric Central Heating (Smart boiler and heaters)/ Double Glazing
- uPVC Front Door With 5-Point Locking System
- Off Street Parking
- Superb Location In The Heart Of Ballyhackamore & Within Walking Distance Of Belmont
- Excellent Transport Links To Belfast City Centre & The Motorway Network

SUMMARY

Situated in the heart of Ballyhackamore, yet enjoying a peaceful cul-de-sac location, this is an excellent opportunity to acquire a well maintained property in one of the most sought after locations in East Belfast.

The accommodation has been well presented, with two well-proportioned bedrooms serviced by a bathroom and living room open plan to kitchen. The off street parking compliments the accommodation, and all combine to make a superb property in a top class location.

Ballyhackamore itself is literally on your doorstep with its vibrant cafe culture, various shops, and boutiques, and excellent transport links there to be utilised, and enjoyed. Belmont Village is also within walking distance offering various coffee shops and restaurants, and for those commuting further afield, the main motorway network is easily accessible - buy into a lifestyle, not just a home.



ACCOMMODATION

GROUND FLOOR

ENTRANCE:

uPVC front door with 5-point locking system. Storage cupboard.



FIRST FLOOR

LIVING / DINING AREA:
15' 7" x 15' 6" (4.75m x 4.72m)
(to max)

Storage cupboard. Wood laminate floor, open plan to Kitchen.



KITCHEN:
9' 10" x 7' 0" (3m x 2.13m)

Full range of high and low level units. 4 ring ceramic hob, extractor hood over. Plumbed for washing machine. Stainless steel sink unit with mixer taps. Breakfast bar. Wood laminate flooring.



BEDROOM (1):
10' 10" x 9' 9" (3.3m x 2.97m)
 Wood laminate floor.



BEDROOM (2):
8' 9" x 8' 8" (2.67m x 2.64m)
 Built-in wardrobe, wood laminate floor.



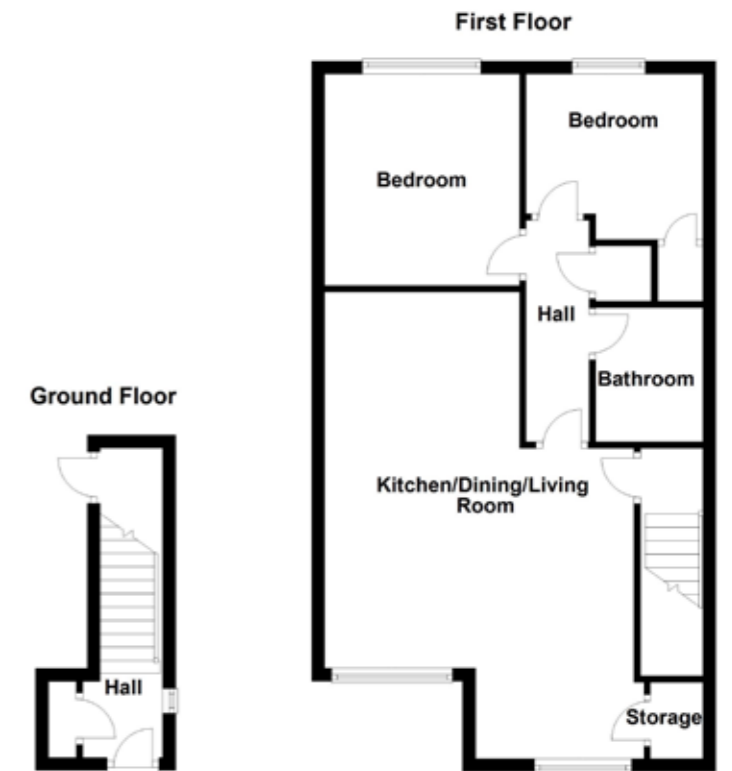
BATHROOM:
 Contemporary suite comprising of panel shower bath with mixer taps. Low flush WC. Wash hand basin. Fully tiled walls.



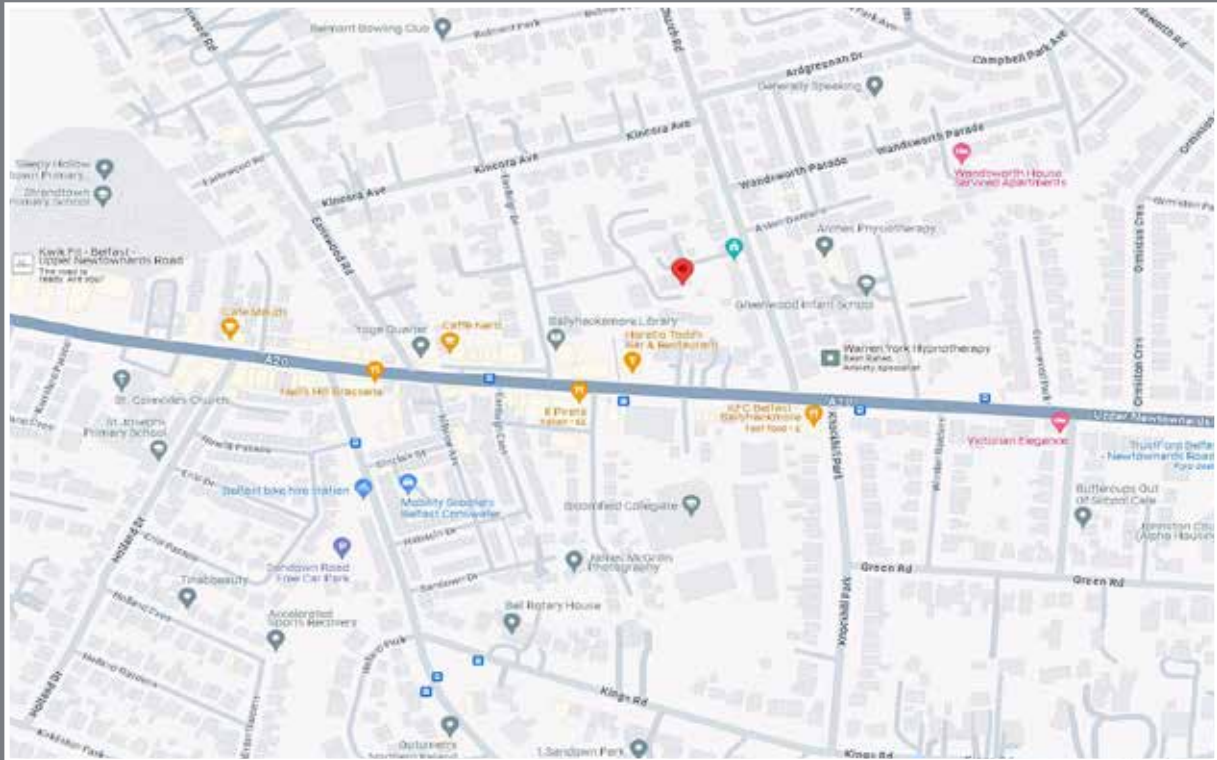
HALLWAY:
 Linen cupboard.

OUTSIDE

EXTERNAL AREAS:
 Residents parking.



Location



LOCATION: Eastleigh Dale is located off Eastleigh Drive which runs between Upper Newtownards Road and Kincora Avenue.

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/E/24/AN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

EPC REF: 2449-7060-0293-6351-9924

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