

simon**BRIEN**
RESIDENTIAL

135 Kings Road,
Belfast, BT5 7EF



Asking Price £185,000

Telephone 02890 595555
www.simonbrien.com



ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL:

LIVING ROOM:

20' 2" x 13' 5" (6.15m x 4.09m)

Cast iron fireplace with open fire. Laminate wooden floor.
Open arch to:

FAMILY ROOM:

13' 1" x 7' 9" (3.99m x 2.36m)

Laminate wooden floor. Open arch to:



KEY FEATURES

- Attractive Semi-Detached Villa
- Four Well-Proportioned Bedrooms
- Living Room
- Family Room
- Kitchen With Casual Dining Area
- Sunroom
- White Bathroom Suite
- Oil Heating
- uPVC Double Glazed Window Frames
- Ample Off Street Parking
- Rear Garden Enjoying Afternoon Sunshine
- Convenient To Belfast City Centre, The Outer Ring & Belfast City Airport
- Close To Leading Primary & Post Primary Schools

SUMMARY

This attractive semi-detached villa enjoys a superb position on the Kings Road, in a highly convenient part of East Belfast.

The spacious accommodation comprises an entrance hall, living room, family room, fitted kitchen with dining area on the ground floor. On the first floor, there are four well-proportioned bedrooms, and bathroom. Outside, there is ample off street parking to the front leading to a garden to the rear enjoying afternoon sunshine.

Within a short distance to a wealth of local shops, cafes, and restaurants in Ballyhackamore and Belmont, leading local primary and post primary schools are also within easy reach. Excellent public transport links, Belfast City Centre and the Outer Ring are easily accessible.





KITCHEN:
19' 0" x 7' 6" (5.79m x 2.29m)

Full range of high and low level units. Stainless steel single drainer sink unit with mixer taps. 4 ring ceramic hob with oven underneath and stainless steel extractor canopy over. Partially tiled walls. Ceramic tiled floor. Under stairs storage.

SUNROOM:
16' 10" x 8' 8" (5.13m x 2.64m)

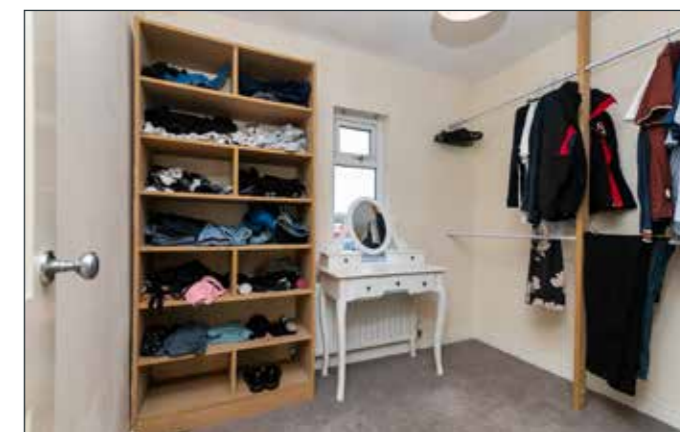
FIRST FLOOR

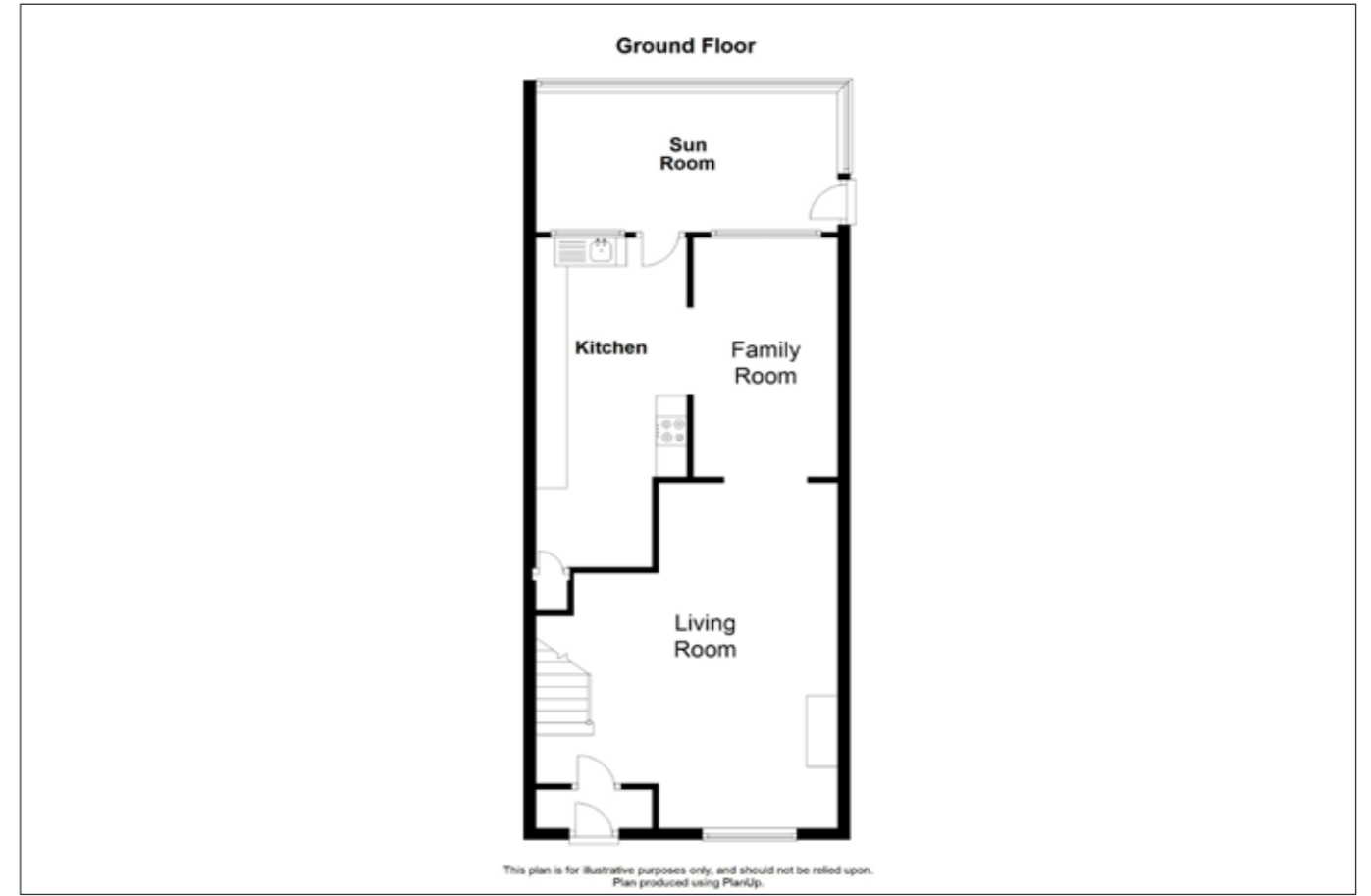
BEDROOM (1):
11' 5" x 7' 8" (3.48m x 2.34m)

BEDROOM (2):
8' 7" x 8' 3" (2.62m x 2.51m)

BEDROOM (3):
10' 0" x 9' 10" (3.05m x 3m)

BEDROOM (4):
11' 0" x 9' 10" (3.35m x 3m)



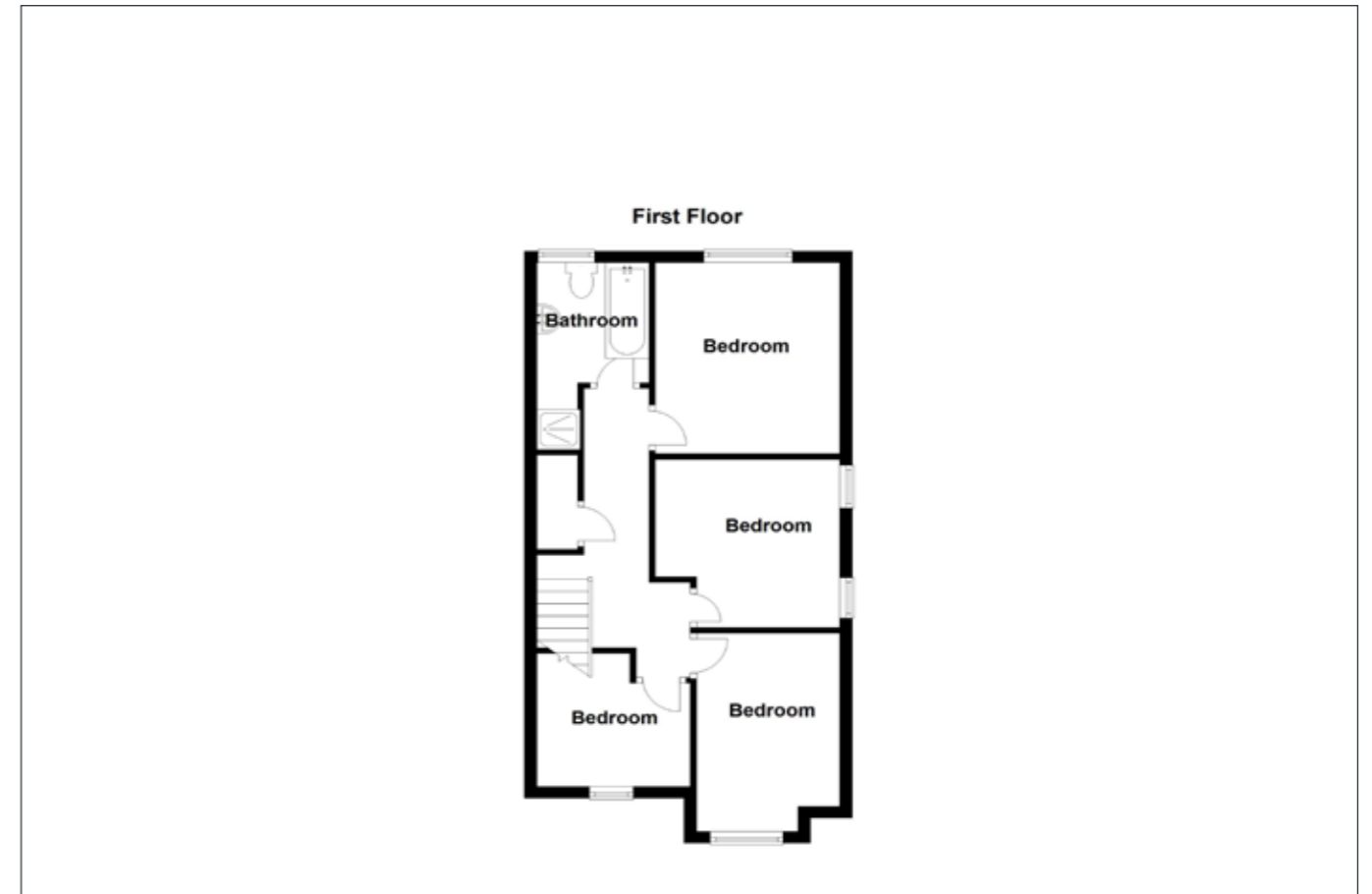


BATHROOM:

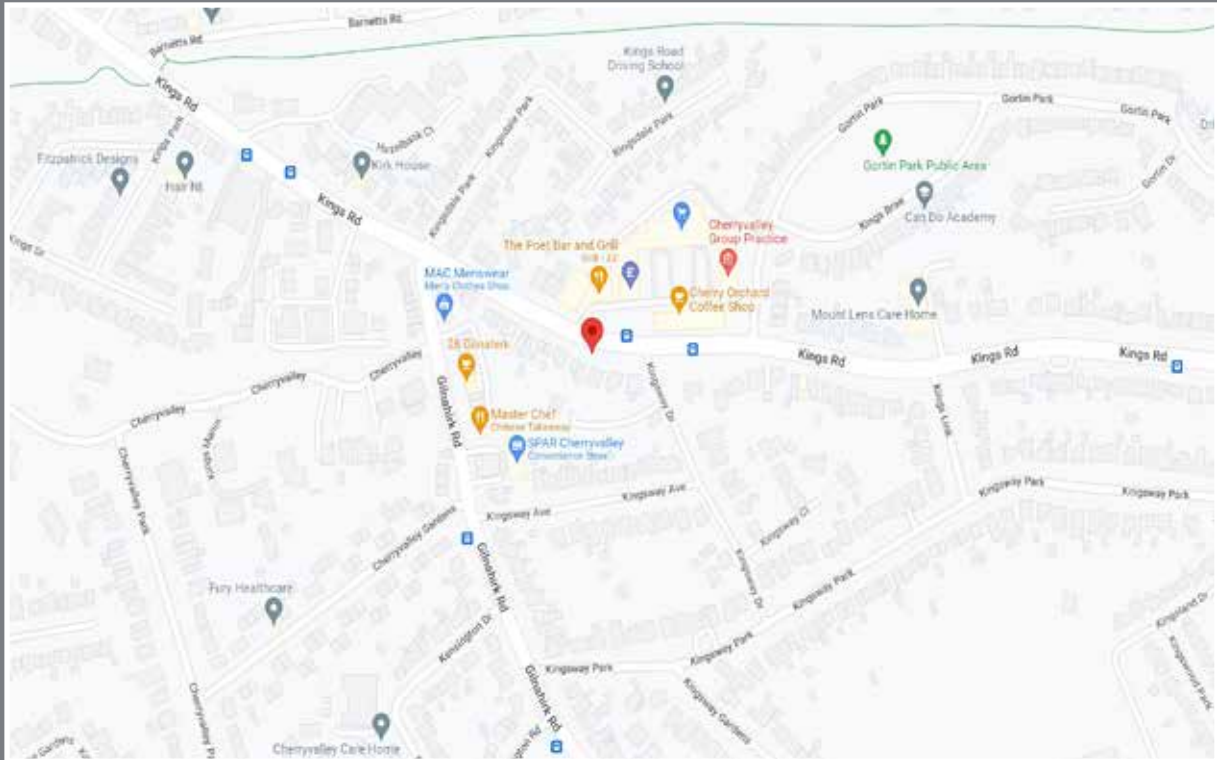
White suite comprising panelled bath with mixer taps. Low flush WC. Pedestal wash hand basin with mixer taps. Fully tiled shower cubicle with instant heat electric shower.

OUTSIDE

Ample off-street parking to the front. Garden to rear enjoying afternoon sunshine.



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/J/22/SO



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | | 62 D |
| 39-54 | E | 54 E | |
| 21-38 | F | | |
| 1-20 | G | | |

EPC REF: 0297-3904-1209-5052-7204

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