

simon**BRIEN**
RESIDENTIAL

6 Garland Crescent,
Belfast, BT8 6YJ



Offers Over £495,000

Telephone 02890 668888
www.simonbrien.com

KEY FEATURES

- Attractive Detached Family Home
- Well Presented, Deceptively Spacious Accommodation
- Five Generous Bedrooms
- Drawing Room and Sun Lounge
- Fully Fitted Kitchen Open To Living/ Dining Area And Conservatory
- Family Bathroom, Ensuite And Downstairs Cloakroom
- Utility Room
- Double Integral Garage
- Oil Fired Central Heating
- Mahogany Double Glazed
- Central Beam Vacuum and Alarm
- Well Maintained Private Gardens in Lawns and Patio
- Summer House
- Pleasant Countryside Views
- Driveway Parking
- Popular And Much Sought After Location Close To A Host Of Amenities, Leading Schools Including Lagan College, Primary Schools and Nurseries, Transport Routes Connecting Belfast And Surrounding Towns
- Viewing By Private Appointment

DESCRIPTION

This area of South East Belfast is an extremely popular residential location which is favoured by young families who appreciate the ease of convenience to a host of amenities including shopping at Forestside, local schooling and transport routes to and from the city centre and other surrounding towns. In proximity to the bustling Ormeau Road with restaurants, playing fields and Ormeau park.

This particular detached family home set within the hugely popular Garland Hill Development has well presented accommodation throughout and comprises of five bedrooms, spacious drawing room and sun lounge, fully fitted kitchen open to living/dining areas and conservatory together with bathroom, ensuite, downstairs cloakroom, utility room and garage. The property also benefits from its quiet cul de sac location with pleasant private well tended gardens with surrounding countryside to the rear and lovely country walks.

Detached homes in this location have consistently proved popular and we have no hesitation in encouraging appointments to view at your earliest convenience.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL:

16' 4" x 14' 7" (4.98m x 4.44m)

Hardwood front door to entrance hall with minstrels' gallery and storage under stairs



CLOAKROOM:

Low flush WC, wash hand basin



DRAWING ROOM:

21' 4" x 12' 7" (6.5m x 3.84m)

Attractive Portland stone fireplace, gas fire, oak flooring, double doors into sun room



SUN ROOM:
8' 3" x 8' 8" (2.51m x 2.13m)



KITCHEN/LIVING/DINING:
32' 0" x 11' 2" (9.75m x 3.4m)

Kitchen – High and Low Level shaker style Units, inset sink, fridge, space for rangemaster cooker, integrated dishwasher, granite worktops, solid oak flooring

Living Area – Multi Fuel Burning Stove, oak flooring, built in bespoke oak bookcases, doors to conservatory and utility room. Access to garage



UTILITY ROOM:
8' 7" x 6' 1" (2.62m x 1.85m)

Inset sink, plumbed washing machine and tumble dryer



CONSERVATORY:
12' 6" x 11' 4" (3.81m x 3.53m)



INTEGRAL GARAGE:
20' 4" x 19' 10" (6.2m x 6.05m)
Twin up and over door, light and power. Extensive shelving and storage space, potential workshop

FIRST FLOOR:



BEDROOM (1):
18' 2" x 12' 8" (5.54m x 3.86m)



ENSUITE:
Fully Tiled Shower Enclosure,
low flush WC, pedestal wash
hand basin

BEDROOM (2):
11' 3" x 10' 4" (3.43m x 3.15m)
Built in sliderobe



BEDROOM (4):
10' 6" x 9' 8" (3.2m x 2.95m)



BEDROOM (3):
11' 0" x 9' 8" (3.35m x 2.95m)



BEDROOM (5):
18' 4" x 11' 1" (5.59m x 3.38m)

Large room which could potentially be used as a home office, study, gym, playroom, teenage pad or music room.



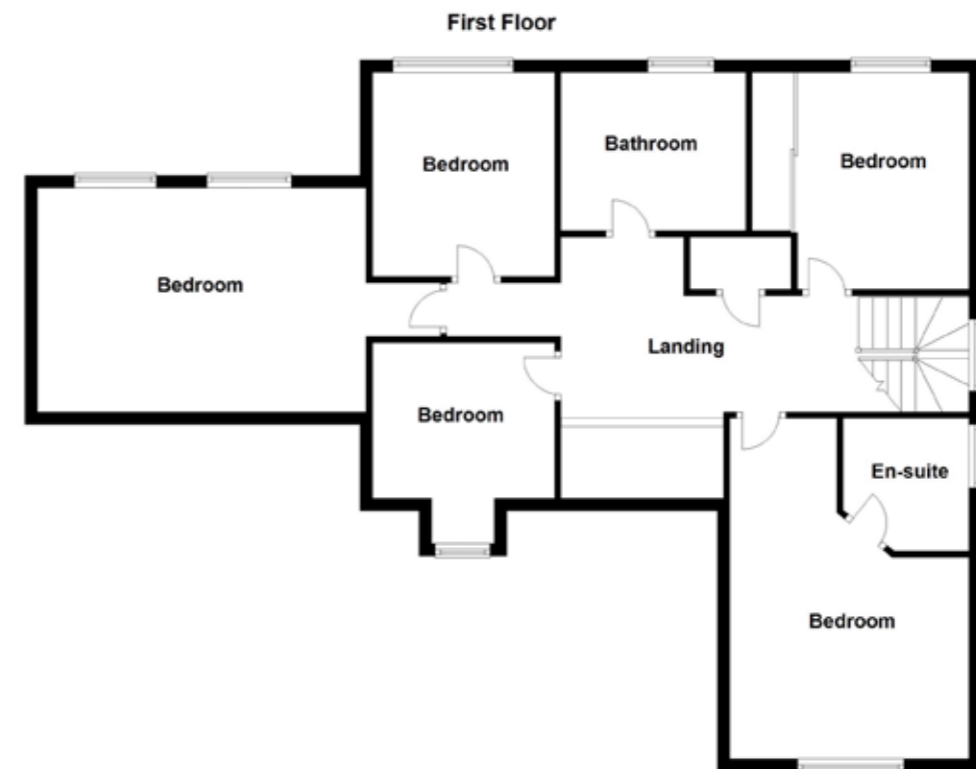
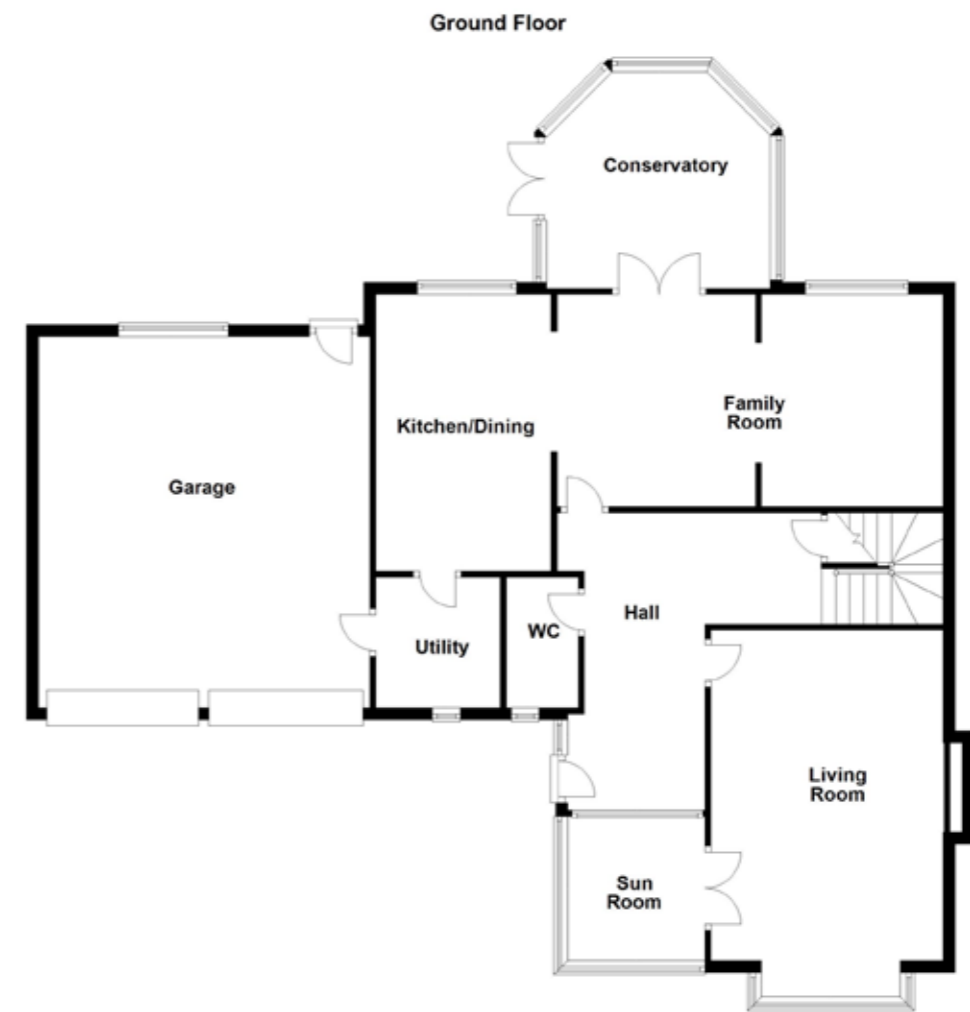
FAMILY BATHROOM:

Fully Tiled Shower Enclosure, bath, low flush WC, pedestal wash hand basin

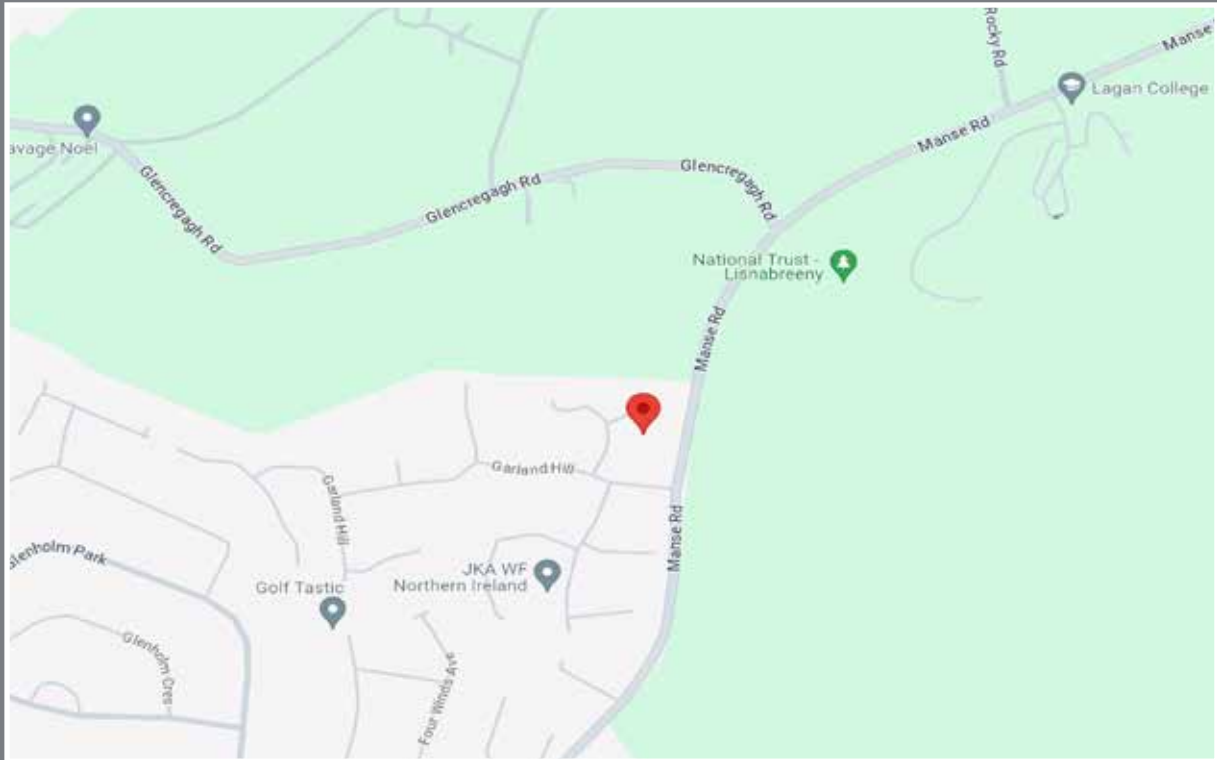


OUTSIDE

Well tended gardens, lawns and patio, Summer House and generous driveway parking



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

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REF: ML/D/24/SD



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