

simonBRIEN
RESIDENTIAL

9 Haddo Woods,
Belvoir Park, Belfast, BT8 8FS



Offers Over £430,000

Telephone 02890 668888
www.simonbrien.com

KEY FEATURES

- Recently Constructed Red Bricked Semi Detached Home In A Very Popular Development
- Completed To An Extremely High Standard Throughout
- Four Bedrooms With Ensuite Shower Room
- Impressive Kitchen / Dining Area With Island To Open Plan Garden Room With Sliding Door
- Modern Family Bathroom
- Ground Floor WC
- Gas Central Heating with Underground Heating on Ground Floor/ Double Glazed Windows / Alarm System
- Private and Enclosed Rear Gardens in Lawns with Paved Sitting Area
- Driveway Parking / Detached Garage
- High Ceilings Throughout
- Located In The Exclusive Belvoir Park Development, Within Easy Access To Leading Schools, Forestside Shopping Centre & Tesco Newtownbreda
- The Development Boasts Parkland Walks, All To Be Enjoyed By The Residents





SUMMARY

This recently constructed red bricked semi-detached is in the exclusive Belvoir Park development where there is a lot of demand. The home comprises of an impressive entrance hall with living room, WC, and spacious open plan kitchen / dining / garden room with direct access out to a private south facing garden.

On the first floor, there are four bedrooms, master with ensuite shower room, and a luxuriously finished bathroom.

Outside, the property offers driveway parking, garage rear lawn garden with patio area.

All in all, a beautiful home located within a popular residential area. Viewing is by private appointment by contacting our South Belfast office on 028 9066 8888.

ACCOMMODATION

GROUND FLOOR

Double glazed doors leading to:

RECEPTION HALL:

Oak flooring. Understairs storage cupboard. Ceramic tiled floor.

DOWNSTAIRS WC:

Low flush WC. Pedestal wash hand basin with vanity unit. Ceramic tiled floor. Low voltage spotlighting. Extractor fan.

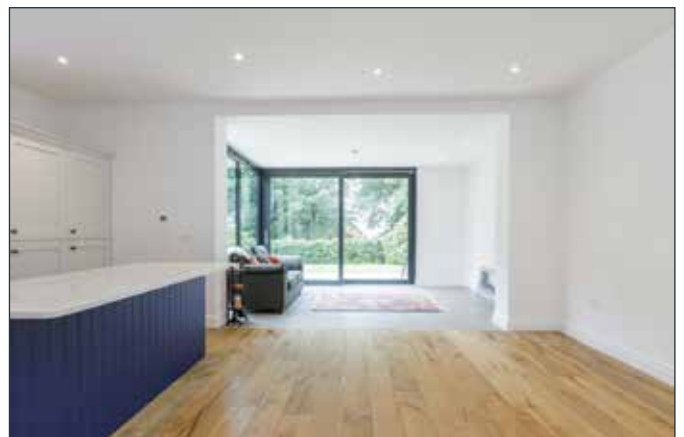
LIVING ROOM:

17' 3" x 12' 8" (5.25m x 3.87m)

Oak flooring. Built-in wood-burning stove with granite hearth. Low voltage spotlighting.



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KITCHEN / DINING AREA:

24' 1" x 19' 9" (7.35m x 6.03m)

Range of high and low level units with granite work tops. Central island unit. Integrated fridge/freezer. 'Vokera' gas boiler. Integrated dishwasher. Integrated washing machine. 1.5 bowl inset stainless steel sink unit. 'Neff' electric oven. 5 ring gas hob with stainless steel extractor fan over. Ceramic tiled floor. Oak flooring. Low voltage spotlighting. Sliding PVC door leading to outside to paved patio area.

FIRST FLOOR

LANDING:

Access to partially floored roof space. Storage cupboard with pressurised water tank.

PRINCIPAL BEDROOM:

13' 4" x 12' 8" (4.06m x 3.85m)

Low voltage spotlighting.

ENSUITE SHOWER ROOM:

Fully tiled shower cubicle with rainhead shower attachment. Low flush WC. Pedestal wash hand basin with vanity unit. Chrome heated towel radiator. Ceramic tiled floor. Extractor fan.



BEDROOM (2):
13' 7" x 10' 4" (4.13m x 3.15m)

Low voltage spotlighting.



BEDROOM (3):
14' 4" x 9' 1" (4.36m x 2.76m)

Low voltage spotlighting.

BEDROOM (4):
8' 10" x 8' 6" (2.69m x 2.58m)

Low voltage spotlighting.



BATHROOM:

Bath with telephone hand shower. Low flush WC. Pedestal wash hand basin. Fully tiled shower cubicle with rainhead shower attachment. Chrome heated towel radiator. Partially tiled walls. Heated tiled floor.



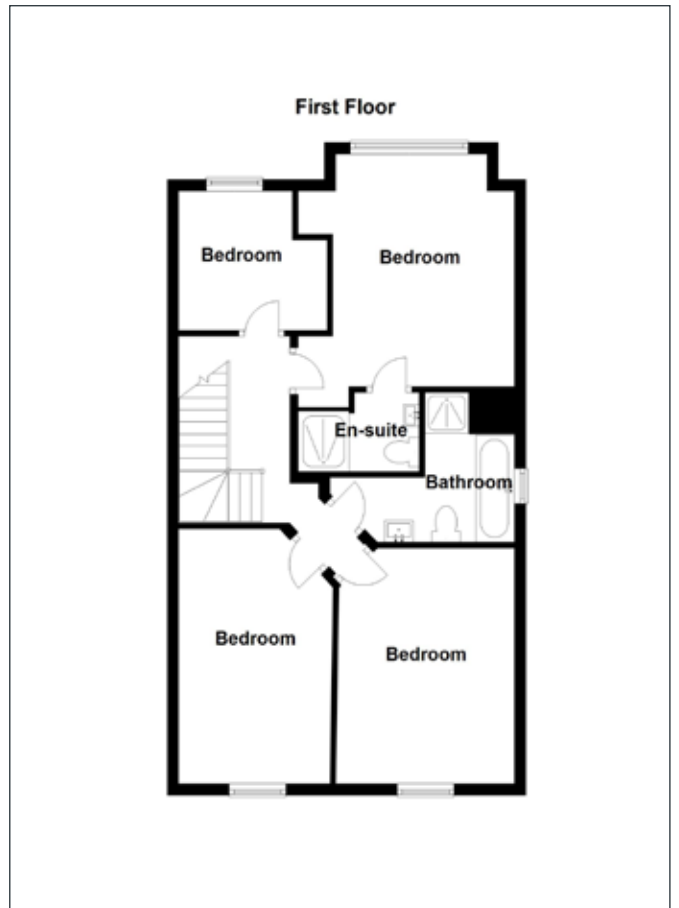
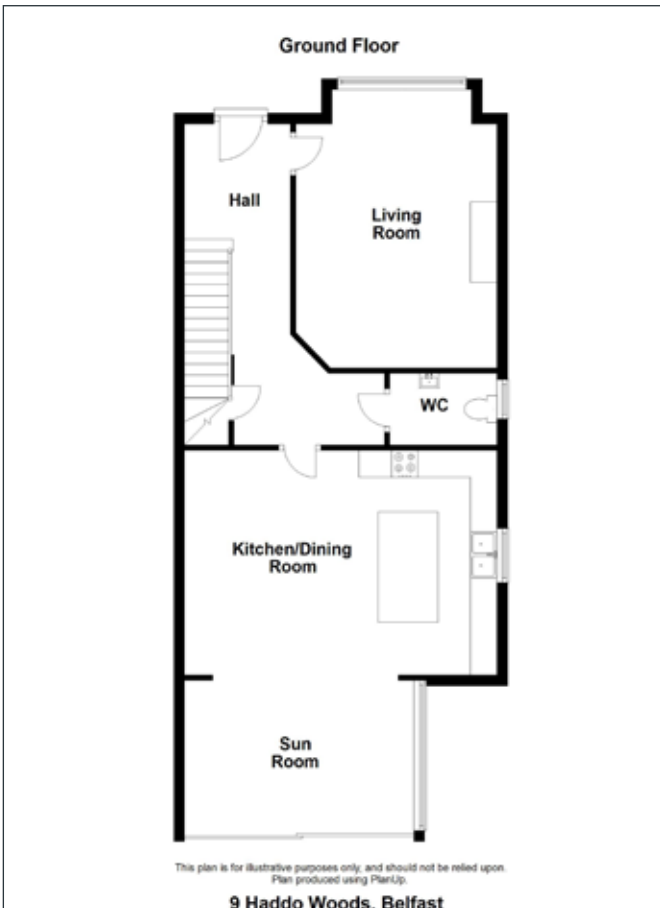
OUTSIDE

Front garden in lawn with hedge and entrance railings. Paved pathway with tarmac driveway. Enclosed rear garden in lawn with paved sitting area.

DETACHED GARAGE:

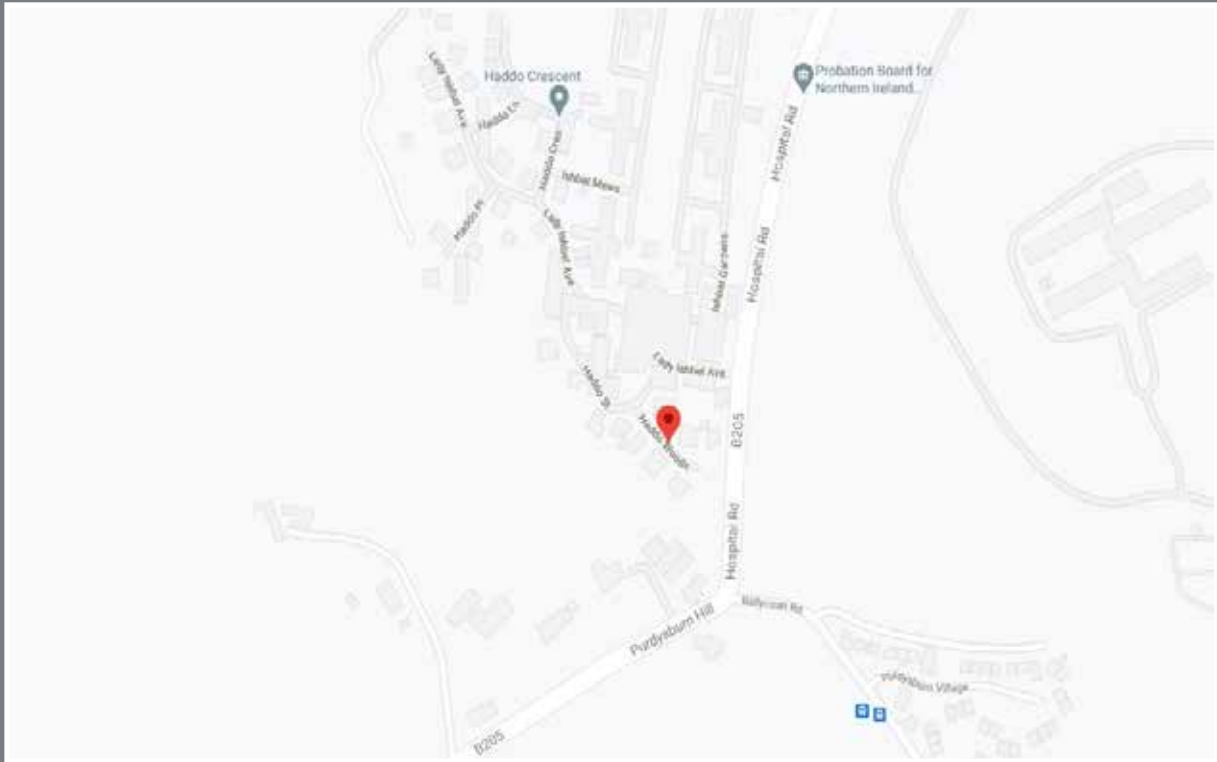
17' 1" x 10' 2" (5.21m x 3.10m)

Up and over door. Power and light. Bin store.



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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: RL/F/21/SO



Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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