

simonBRIEN
RESIDENTIAL

41 Dows Road,
Belfast, BT8 8LB



Asking Price £395,000

Telephone 02890 668888
www.simonbrien.com

KEY FEATURES

- Detached Bungalow
- Requires Full Restoration Throughout
- Three Bedrooms
- Two Reception Rooms
- Kitchen With Casual Dining
- Bathroom And Cloakroom
- Attached Garage Plus Additional Storage Unit
- Stunning Elevated Site Extending To 1.4 Acres With Panoramic Views Over Belfast
- Potential For Replacement Dwelling (Subject To Relevant Permissions)
- Popular And Much Sought After Semi Rural Location Only 15 Minutes From Belfast City Centre

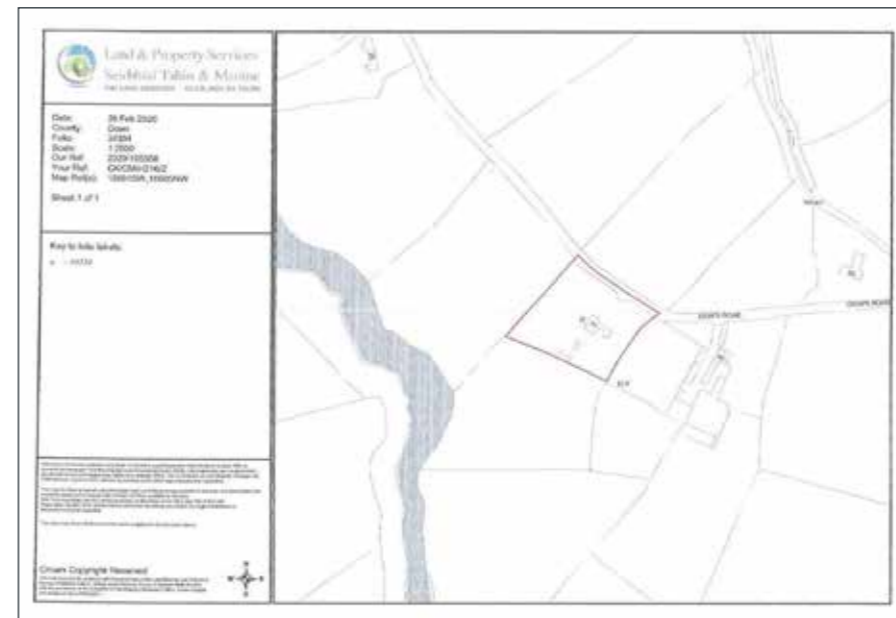
SUMMARY

Dows Road is a much sought after semi-rural location on the periphery of Belfast within close proximity to all main arterial routes, Forestside Shopping Centre together with excellent schooling and local amenities within the immediate area.

The subject property is a detached bungalow needing full restoration with accommodation of three bedrooms, two reception, kitchen with casual dining and bathroom. Alternatively there may be the opportunity of a replacement dwelling (subject to relevant permissions).

The site extends to 1.4 acres with panoramic far reaching views over Belfast and further afield.

Viewing is by private appointment through our Belfast Office 02890 668888.



ACCOMMODATION

GROUND FLOOR

Hardwood front door leading to:

ENTRANCE HALL:

CLOAKROOM:

Low flush WC. Pedestal wash hand basin.

LIVING ROOM:

17' 9" x 13' 2" (5.41m x 4.01m)

Panoramic views.

KITCHEN / DINING AREA:

23' 5" x 8' 5" (7.14m x 2.57m)

High and low level units. Single drainer sink unit. Oven and hob. Dishwasher.

FAMILY ROOM:

15' 0" x 9' 9" (4.57m x 2.97m)

BEDROOM (1):

12' 9" x 9' 9" (3.89m x 2.97m)

BEDROOM (2):

11' 3" x 9' 9" (3.43m x 2.97m)

Built-in sliderobe.

BEDROOM (3):

12' 2" x 9' 9" (3.71m x 2.97m)

Built-in sliderobe. Wash hand basin in vanity unit.

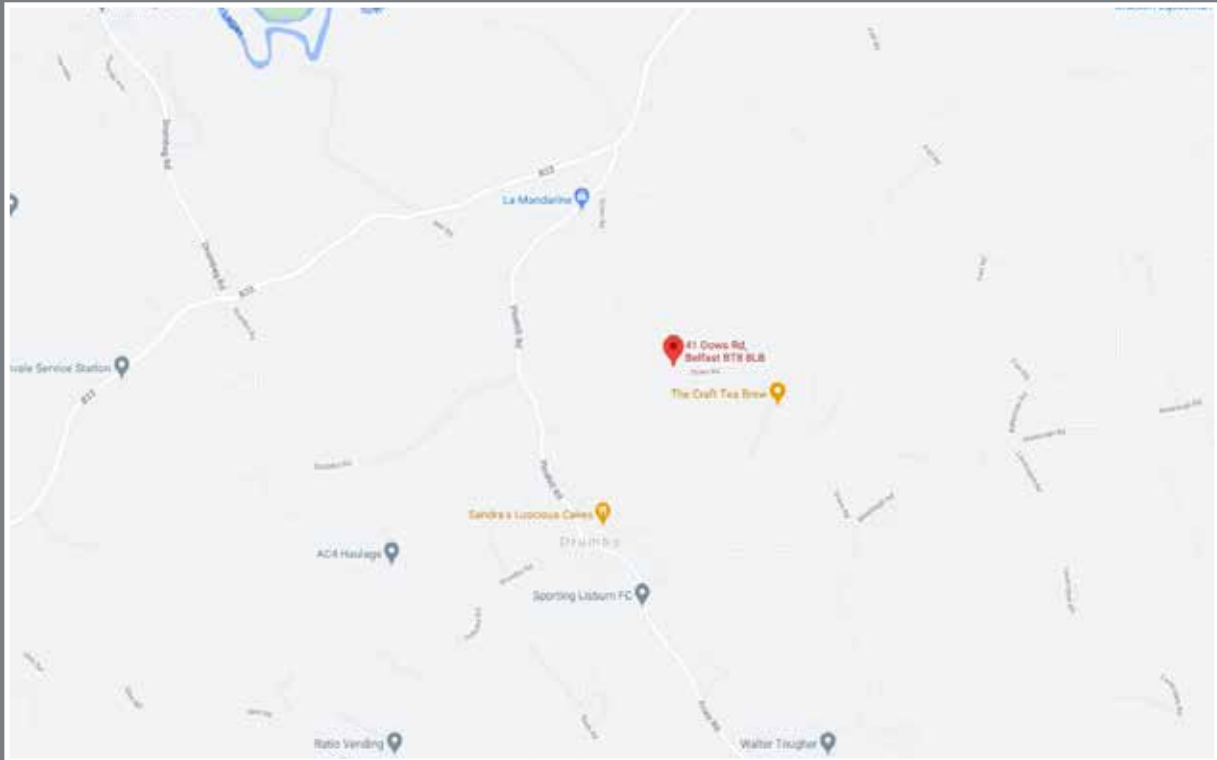
BATHROOM:

Coloured suite comprising panelled bath. Low flush WC. Pedestal wash hand basin.

ATTACHED GARAGE

20' 4" x 9' 6" (6.2m x 2.9m)

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: ML/F/21/SO



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		57 D
39-54	E	40 E	
21-38	F		
1-20	G		

EPC REF: 2888-3007-2206-0239-5204

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