

simon**BRIEN**
RESIDENTIAL

'Woodburn Hall',
Knockbracken Road, Belfast, BT8

THE CHEPSTOW



THE HUNTINGTON S



The Chepstow - £495,000
The Huntington S - £491,000

Telephone 02890 668888
www.simonbrien.com

KEY FEATURES

- Exceptional quality of construction and attention to detail
- Timeless traditional architectural design with all the comforts of modern day living
- Traditional cavity wall block/brick construction with natural slate roofs
- Solid concrete floors to both ground and first floors maximising insulation and minimising sound transmission
- Generous high ceilings throughout (8 feet 10" / 2.7m tall)
- Traditional style PVC double glazed sliding sash windows reflecting the Georgian architectural style
- Carefully designed electrical, plumbing and heating specification using the latest technology and materials
- Handcrafted internal joinery with panelled doors and deep moulded skirting boards and architraves
- Exceptionally high standard specification for kitchen and appliances, sanitary ware and tiling with the ability for all buyers to refine design and upgrade to their own bespoke finish if desired
- Generous PC Sums

DESCRIPTION

Situated off the Saintfield Road in one of Belfast's most sought after areas to live, this exquisite development of Georgian style detached family homes offers potential purchasers that semi-rural feel, but yet close to Belfast City Centre and other surrounding towns.

As this ideal location boasts numerous benefits, homeowners are guaranteed a perfect balance between the excitement of city living and the privacy provided by this residential area. For those who love the great outdoors, Woodburn Hall is situated just a stone's throw away from a multitude of luscious green spaces and outdoor leisure facilities. Whether it's admiring the beautiful array of plants in Belfast's stunning Ormeau Park, enjoying a round of golf at the thriving Rockmount Golf Club, or spending a fun-filled family afternoon at the adventurous Let's Go Hydro waterpark, this area is truly in a league of its own.

What's more, with Tesco Superstore, Newtownbreda and Forestside Shopping Centre located in close proximity, this area is considered nothing other than a shopper's paradise.

THE DEVELOPER

When you enter a Porter & Co home, you are immediately struck by the uncompromising quality that has been the company's hallmark for over a quarter of a century.

To show the quality and attention to detail Porter & Co craft into every home, they have created an inspiring customer experience in their headquarters at Wallace Village to showcase the beautiful kitchen and bathrooms, and demonstrate the interior finishes and furnishings which reflect the luxury lifestyle you can enjoy in a Porter home.

ACCOMMODATION - CHEPSTOW (BRICK FINISH)

GROUND FLOOR

- ENTRANCE HALL:
- CLOAKS WITH WC:
- LOUNGE: 16' 11" x 11' 8" (5.16m x 3.56m)
- STUDY: 12' 0" x 11' 10" (3.66m x 3.61m)
- KITCHEN / DINING: 23' 0" x 12' 6" (7.01m x 3.81m)
- SUN ROOM: 13' 11" x 12' 10" (4.24m x 3.91m)
- UTILITY ROOM: 12' 6" x 8' 6" (3.80m x 2.60m)

FIRST FLOOR

- BEDROOM (1): 16' 9" x 12' 2" (5.11m x 3.71m)
- ENSUITE: 8' 4" x 5' 11" (2.54m x 1.8m)
- BEDROOM (2): 12' 6" x 12' 2" (3.81m x 3.71m)
- BEDROOM (3): 12' 6" x 10' 10" (3.81m x 3.3m)
- BEDROOM (4): 12' 2" x 9' 2" (3.71m x 2.79m)
- BATHROOM: 8' 6" x 7' 3" (2.59m x 2.21m)

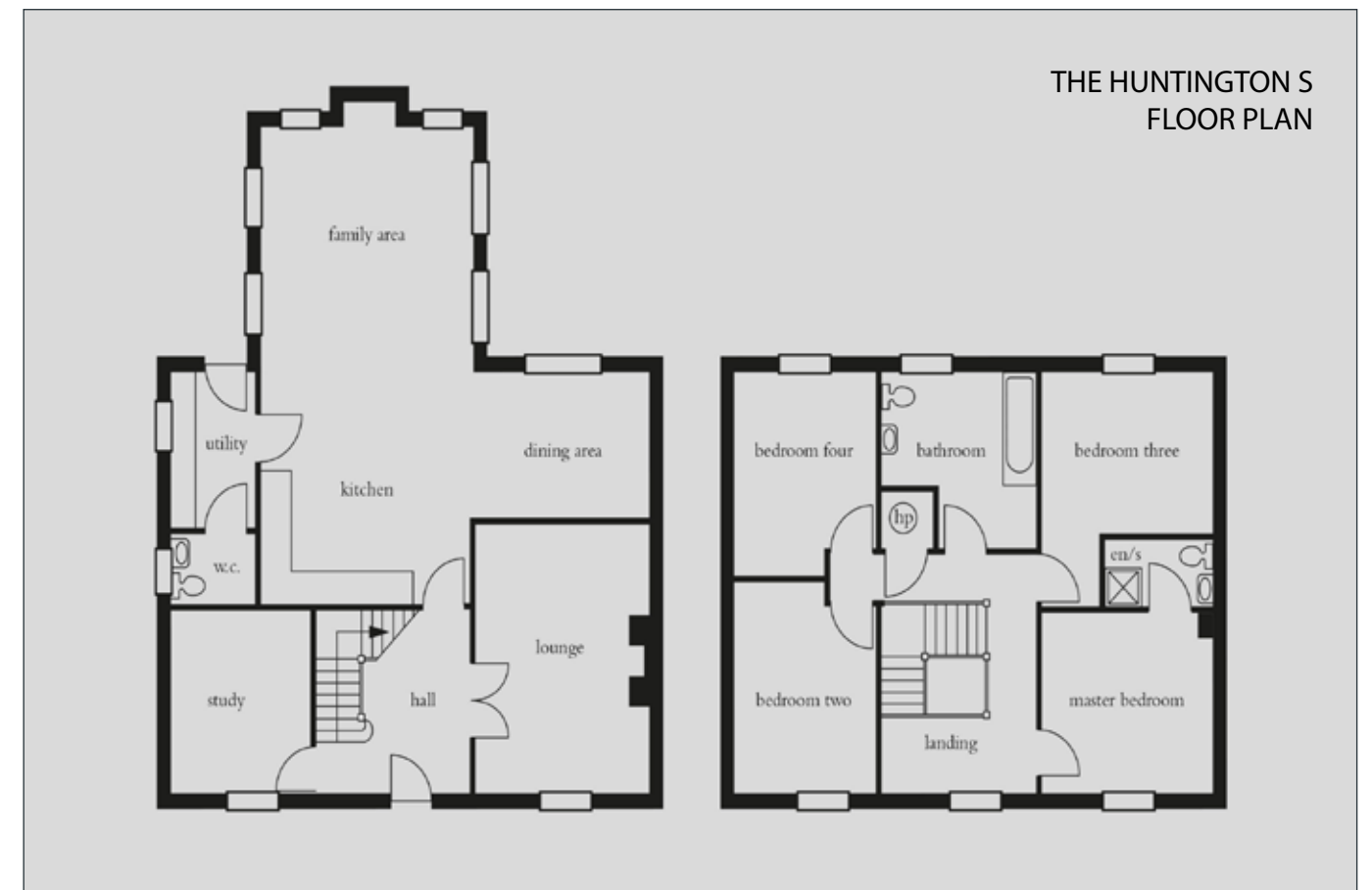
ACCOMMODATION - HUNTINGTON S (Including Garage) - (RENDER FINISH)

GROUND FLOOR

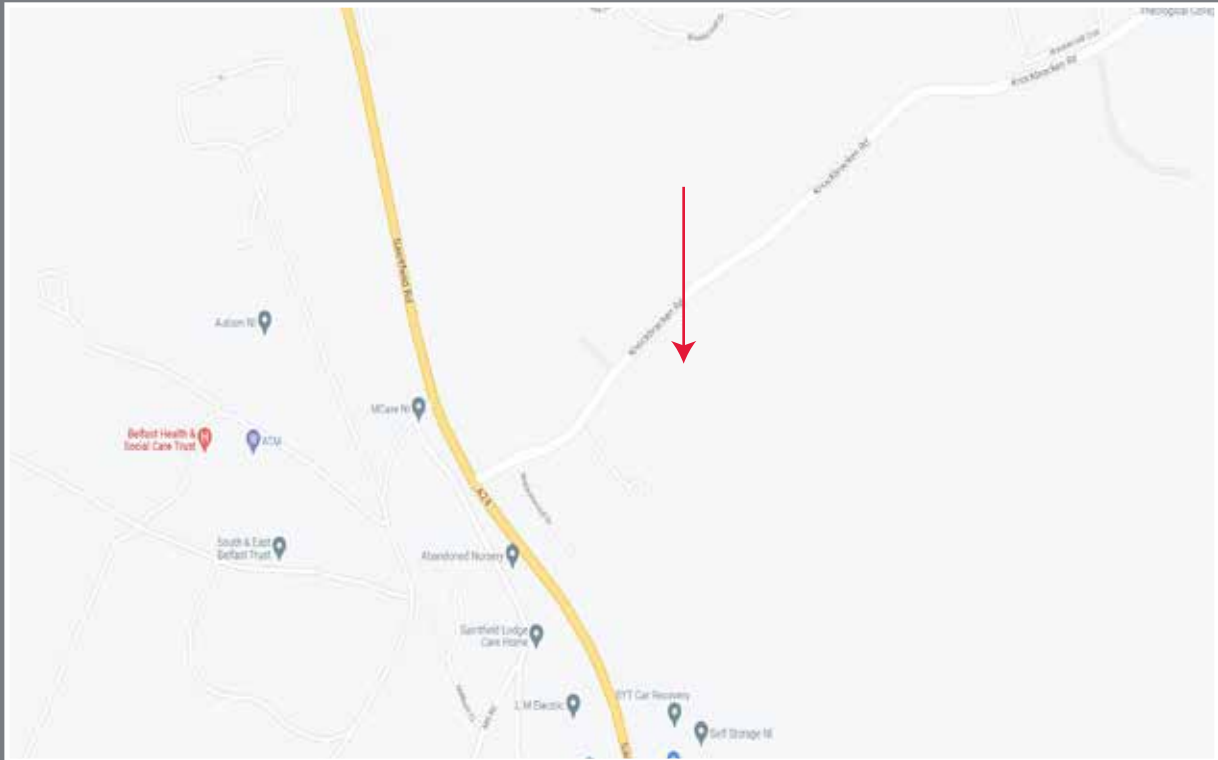
- LOUNGE: 16' 6" x 11' 7" (5.03m x 3.53m)
- STUDY: 12' 2" x 9' 10" (3.71m x 3m)
- KITCHEN / FAMILY: 29' 2" x 14' 2" (8.89m x 4.32m)
- DINING ROOM: 12' 1" x 9' 10" (3.68m x 3m)
- UTILITY ROOM: 9' 10" x 5' 11" (3m x 1.8m)

FIRST FLOOR

- BEDROOM (1): 12' 2" x 11' 10" (3.71m x 3.61m)
- ENSUITE: 7' 10" x 4' 3" (2.39m x 1.3m)
- BEDROOM (2): 14' 10" x 9' 10" (4.52m x 3m)
- BEDROOM (3): 11' 10" x 9' 7" (3.61m x 2.92m)
- BEDROOM (4): 12' 2" x 9' 10" (3.71m x 3m)
- BATHROOM: 10' 6" x 10' 6" (3.2m x 3.2m) (minus hot press)



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: RH/B/22/SO



South Belfast
525 Lisburn Road
Belfast BT9 7GQ
T 02890 668888
E southbelfast@simonbrien.com

North Down
48 High Street
Holywood BT18 9AE
T 02890 428989
E holywood@simonbrien.com

East Belfast
237 Upper Newtownards Road
Belfast BT4 3JF
T 02890 595555
E eastbelfast@simonbrien.com

Newtownards
17 High Street
Newtownards BT23 4XS
T 02891 800700
E newtownards@simonbrien.com

Simon Brien Residential for themselves and for the Vendors or Lessors of the property whose agents they are give notice that; i) these particulars are given without responsibility of Simon Brien Residential or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; ii) Simon Brien Residential cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; iii) no employee of Simon Brien Residential has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; iv) VAT may be payable on the purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; v) Simon Brien Residential will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.