

simon**BRIEN**
RESIDENTIAL

179 Saintfield Road,
Belfast, BT8 7HP



Offers Over £249,950

Telephone 02890 668888
www.simonbrien.com



KEY FEATURES

- Detached Property In An Extremely Popular Location With Wonderful Views
- Three Well-Proportioned Bedrooms
- Kitchen / Dining Area
- Spacious Bright Lounge With Feature Fireplace
- Separate Living & Open Plan Dining Area With Double Glazed Door Leading To Outside
- Fully Tiled Bathroom
- Gas Heating
- Tarmac Driveway Parking
- Good Sized Enclosed Rear Garden
- Detached Garage
- Convenient To Leading Schools, Public Transport & Forestside Shopping Centre
- Minutes From Belfast City Centre & Excellent Road Links

SUMMARY

This detached property is in a well-established and ever sought after residential location conveniently located just off the Saintfield Road, providing ease of access for the City commuter and close to Carryduff and Belfast's Outer Ring with its varied range of retail outlets.

Internally, the property comprises a kitchen / dining area, living room, three bedrooms, and bathroom. Externally, the property has a good sized private rear garden with sitting areas and a detached garage.

Viewing is highly recommended by contacting our South Belfast office on 028 9066 8888.

ACCOMMODATION

GROUND FLOOR

ENTRANCE:

Glazed wooden door leading to:

RECEPTION HALL:

KITCHEN / DINING AREA:

20' 10" x 12' 0" (6.36m x 3.66m)

Range of high and low level units. 1.5 bowl stainless steel sink unit. Space for cooker, fridge/freezer. Plumbed for washing machine and dishwasher. Space for dryer. Ceramic tiled floor.



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FIRST FLOOR

LIVING ROOM:

20' 8" x 11' 11" (6.31m x 3.63m)

Feature solid wooden fireplace with tiled inset and hearth. Solid wooden floor.

SECOND FLOOR

BEDROOM (3):

13' 8" x 9' 6" (4.16m x 2.89m)

Solid wooden floor. Storage cupboard.

FULLY TILED BATHROOM:

Bath with rainhead shower above. Low flush WC. Pedestal wash hand basin with vanity unit. Extractor fan.

LANDING:

Shelved hot press. Large attic space with gas boiler.





THIRD FLOOR

MAIN BEDROOM:

11' 11" x 11' 4" (3.64m x 3.45m)

Solid wooden floor.

BEDROOM (2):

9' 6" x 8' 4" (2.90m x 2.53m)

Solid wooden floor.

OUTSIDE

Tarmac driveway for 2 vehicles. Front garden in lawn. Good sized enclosed rear garden in lawn with mature hedging.

DOUBLE GARAGE:

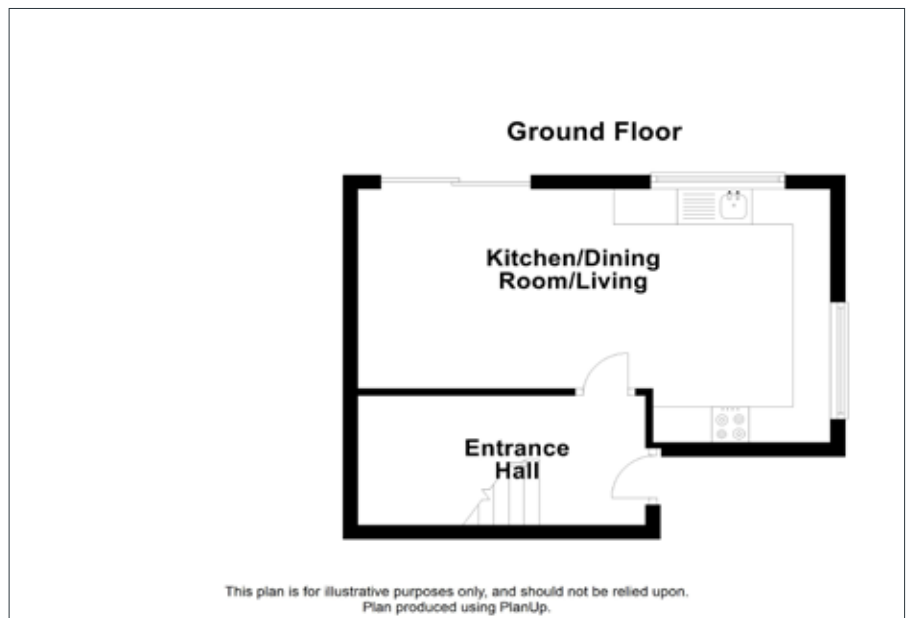
16' 11" x 9' 3" (5.15m x 2.83m)

Up and over doors. Plumbed for washing machine. Power and light.



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First Floor



Second Floor



Third Floor



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/I/22/SO



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