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simonBRIEN
RESIDENTIAL

9 Chestnut Brae,
Gilford, BT63 6FA



Asking Price £425,000

Telephone 02890 668888
www.simonbrien.com

KEY FEATURES

- Attractive Recently Constructed Family Home
- Full Turn Key Specification
- Four Double Bedrooms
- Two Large Reception Rooms
- Spacious Open Plan Kitchen/Living/Dining
- Utility Room and Downstairs Cloakroom with WC
- Family Bathroom and Ensuite
- Integral Garage
- Oil Fired Central Heating [Underfloor to Ground Floor]
- PVC Double Glazing
- Pleasant Cul De Sac Location
- Private Enclosed Gardens to Rear and Driveway Parking
- Walking Distance of Gilford Village
- Short Drive to Banbridge, Lurgan and Portadown
- Ideal for Young Family
- Viewing by Private Appointment



SUMMARY

Chestnut Brae is a popular residential development within walking distance of the popular village of Gilford with its array of local amenities. The surrounding towns of Banbridge, Portadown and Lurgan are within close proximity

The recently constructed property provide spacious accommodation extending to 2500 sq ft with four double bedrooms, two reception, superb open plan kitchen/living/dining, family bathroom, ensuite, utility room and integral garage. In addition there are enclosed private gardens to the rear with driveway parking

Likely to be of interest to the young family in todays market viewing is by private appointment through our Belfast Office on 02890 668888

ACCOMMODATION

ENTRANCE

ENTRANCE HALL:
21' 2" x 9' 0" (6.45m x 2.74m)



GROUND FLOOR

LIVING ROOM:
18' 3" x 13' 7" (5.56m x 4.14m)



FAMILY ROOM:
18' 3" x 13' 7" (5.56m x 4.14m)

Double doors to:



KITCHEN/LIVING/DINING:
38' 0" x 16' 2" (11.58m x 4.93m)

At widest points



UTILITY ROOM:
9' 4" x 7' 8" (2.84m x 2.34m)



BEDROOM 2:
16' 3" x 10' 7" (4.95m x 3.23m)



CLOAKROOM:

INTEGRAL GARAGE:
19' 7" x 13' 0" (5.97m x 3.96m)

FIRST FLOOR

BEDROOM (1):
13' 7" x 12' 8" (4.14m x 3.86m)

ENSUITE:



BEDROOM 3:
13' 8" x 11' 4" (4.17m x 3.45m)



BEDROOM 4:
12' 4" x 11' 7" (3.76m x 3.53m)



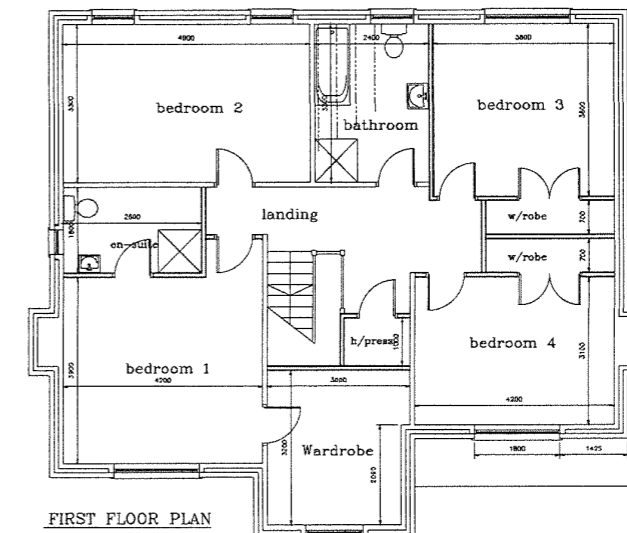
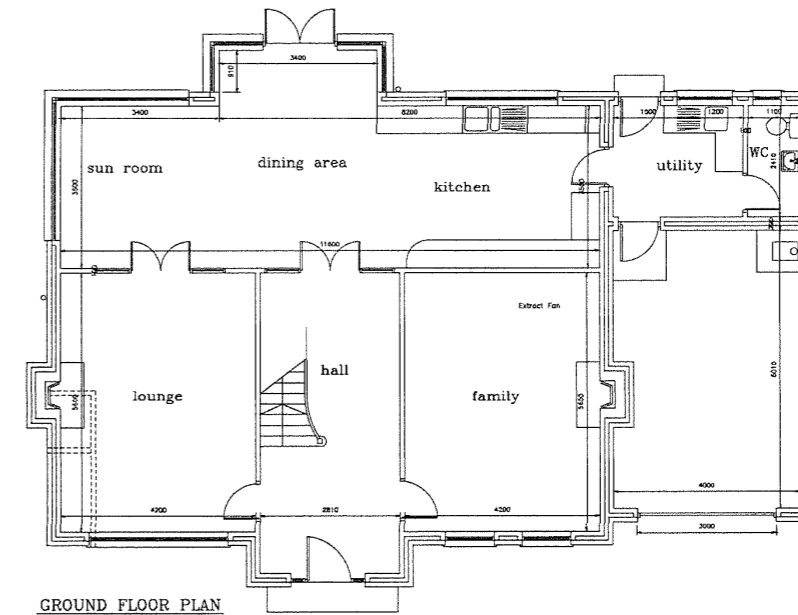
BATHROOM

LANDING:
Hotpress and roofspace access

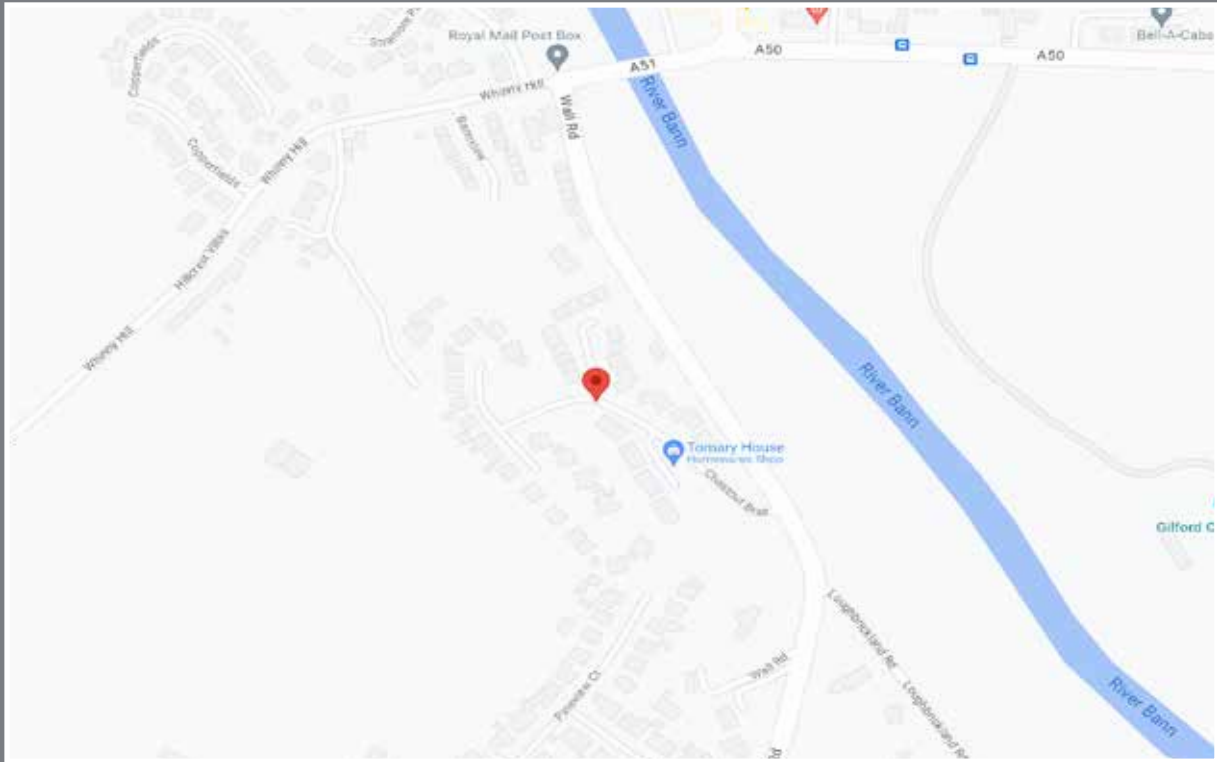


OUTSIDE

Gardens to front and rear, 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

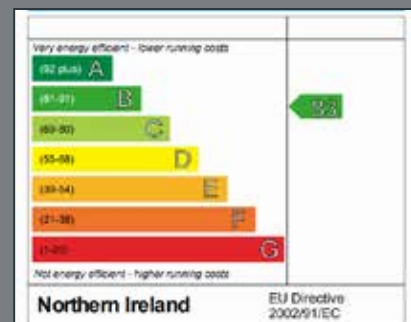


Lettings Department

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/H/23/SP



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