

simon**BRIEN**
RESIDENTIAL

20 Westway Grove,
Belfast, BT13 3NY



Asking Price £169,500

Telephone 02890 668888
www.simonbrien.com

KEY FEATURES

- Attractive Semi Detached Family Home
- Quiet Cul De Sac Location
- Well Presented Accommodation
- Three Bedrooms
- Living Room with Wood Burning Stove
- Spacious Fitted Kitchen with Range of Appliances Open To Dining
- Bathroom In White Suite
- Gas Fired Central Heating
- PVC Double Glazing
- Enclosed Gardens to Rear
- Attached Garage
- Popular And Convenient North Belfast Location close to local amenities, schooling and transport routes
- Ideal for Young Professional/Family
- Viewing by Private Appointment

DESCRIPTION

Ideally located off the main Ballygomartin Road, the property is well placed close to all local amenities within North Belfast including excellent schooling, shopping and comfortable commuting distance to Belfast City Centre.

The property has well presented accommodation comprising of three bedrooms, living room, spacious kitchen/dining, together with bathroom in white suite. In addition the property is positioned on a pleasant site with enclosed gardens to rear and attached garage

Likely to be of interest to the first time buyer, young professional or family, viewing is by appointment through our Lisburn Road office on 028 9066 8888.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL:

PVC Door to Entrance Hall, laminate floor, storage under stairs.



LIVING ROOM:

14' 8" x 10' 8" (4.47m x 3.25m)

Wood Burning Stove.



KITCHEN/DINING:

17' 7" x 11' 3" (5.36m x 3.43m)

High and Low Level units, inset sink, 4 ring gas hob, electric oven, integrated fridge freezer, dishwasher, washing machine.



FIRST FLOOR

BEDROOM (1):

12' 0" x 9' 6" (3.66m x 2.9m)



BEDROOM (2):

11' 9" x 9' 7" (3.58m x 2.92m)



BEDROOM (3):

9' 0" x 7' 0" (2.74m x 2.13m)



BATHROOM:

White suite, panelled bath, mixer taps, telephone hand shower, low flush WC, pedestal wash hand basin.

LANDING:

Access to roofspace, partially floored.



ATTACHED GARAGE

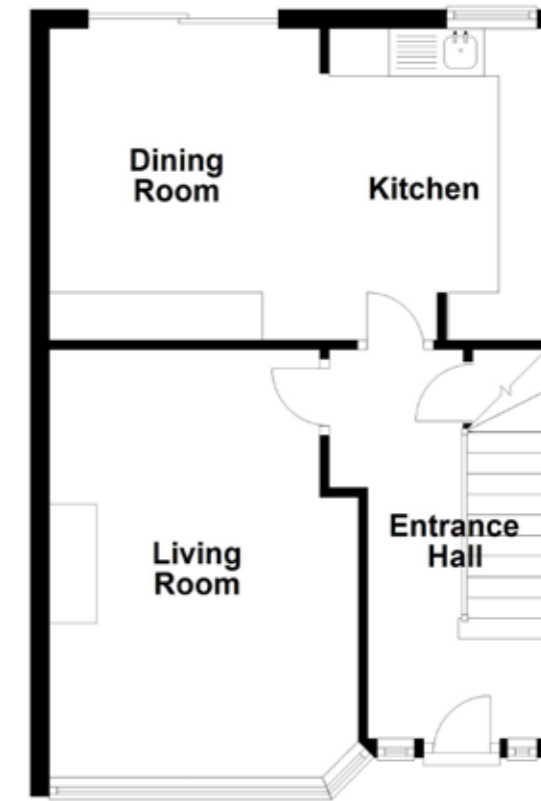
16' 3" x 8' 5" (4.95m x 2.57m)

OUTSIDE

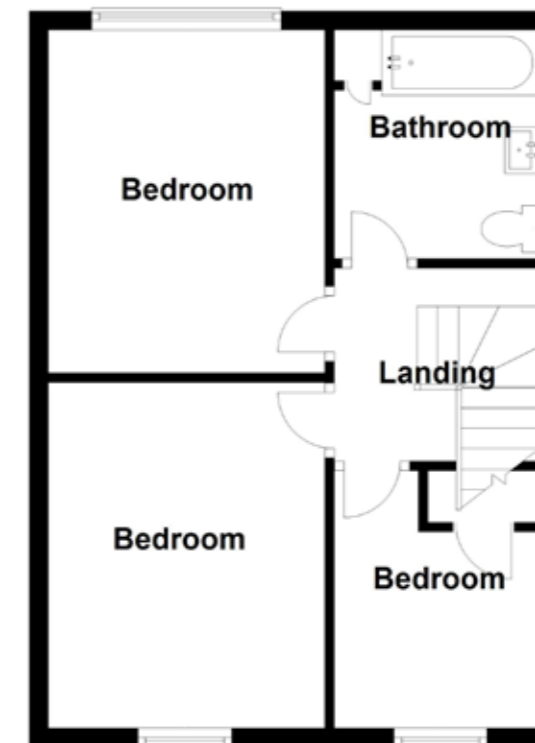
Gardens to Front and Rear, driveway parking.



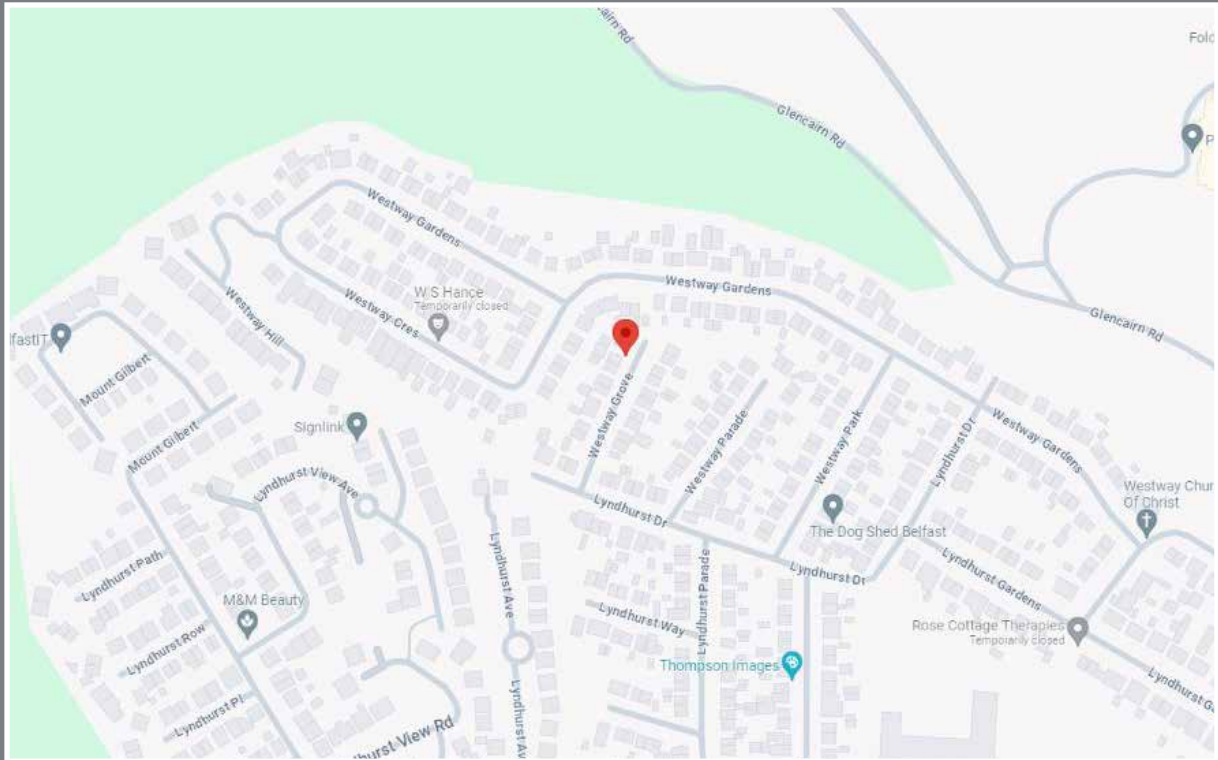
Ground Floor



First 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: ML/N/24/SD



EPC REF: 2034-9522-6300-0655-4202

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