

simon**BRIEN**  
RESIDENTIAL

3 Willowholme Street,  
Belfast, BT6 8BW



Offers Around £165,000

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## KEY FEATURES

- Well Presented Three Bedroom Townhouse Positioned Just off the Cregagh Road in South East Belfast
- Easy Access to Main Arterial Transport Links Leading to Belfast City Centre and Further Afield
- Doorstep Convenience to the Bus Stop, Coop, Tesco Extra Castlereagh, Bethany Fruit Market, Kaffe-O and Stereo
- Close to Leading Local Schools, Belfast City Airport and Forestside Shopping Centre
- Within Walking Distance to Ormeau Park, Orangefield Park and Malone Rugby Club
- Hallway with Cornice Ceiling and Ceiling Rose
- Open Plan Living Dining Room with Bay Window and Ample Space for Casual Dining
- Kitchen with Fantastic Range of High and Low Level Units
- Bathroom with Modern Fitted White Suite
- Three Well Appointed Bedrooms Over Two Floors
- First Floor Bedroom with Access to a Fantastic Sun Terrace Ideal for Outdoor Entertaining
- Enclosed Front Forecourt
- Enclosed Private Rear Courtyard with Built in Bin Storage
- Gas Fired Central Heating
- UPVC Double Glazing Throughout
- No Onward Chain
- Ideally Suited to the First Time Buyer, Young Professional or Investor Alike
- Early Viewing Highly Recommended

## DESCRIPTION

3 Willowholme Street represents a fantastic opportunity to purchase a property in a highly sought-after area with nothing to do but simply move in. This well-proportioned three-bedroom townhouse property is ideally positioned just off the Cregagh Road and is within walking distance to the Ormeau Road and Ravenhill Road. The location offers ease of access for the city commuter to Belfast City Centre and Belfast City Airport and is within walking distance to many popular shops and parks. Queens University, Stranmillis Village and Forestside Shopping Centre are also within striking distance of the property.

In short the property comprises of: reception hall, additional built in storage throughout, open plan living dining room with bay window, separate kitchen with range of units, three well-appointed bedrooms over two floors and a modern family bathroom with white suite.

The property further benefits from UPVC double glazing throughout, gas fired central heating, enclosed private rear courtyard with built in bin storage and a fantastic first floor sun terrace which is ideal for outdoor entertaining and relaxing.

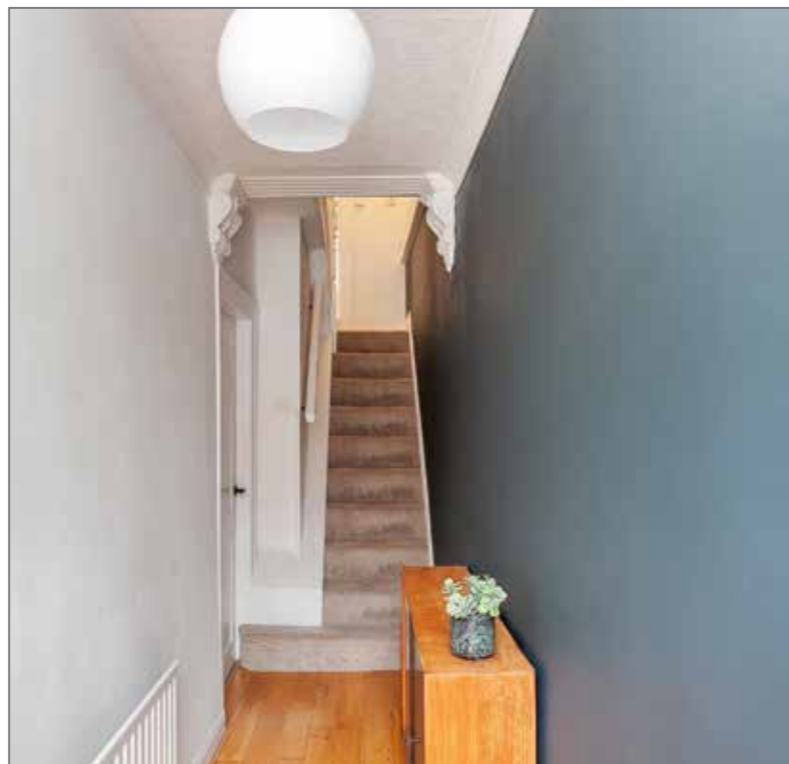
With generously proportioned room sizes providing bright accommodation throughout, close proximity to Belfast City Centre and main arterial transport links, this property ticks a lot of boxes for the prospective buyer. Early internal inspection is highly recommended to appreciate all this property has to offer.

## ACCOMMODATION

### GROUND FLOOR

#### RECEPTION HALL:

uPVC double glazed front door with glass insets and glass top light, reception hall with solid strip wooden flooring, cornice ceiling and ceiling rose



#### OPEN PLAN LIVING/DINING ROOM: 22' 5" x 10' 3" (6.83m x 3.12m)

Outlook to front, laminate effect wooden flooring, additional built-in shelving storage, cornice ceiling, ample space for casual dining, generous understairs storage/cloaks with light



## KITCHEN:

Range of high and low level units, laminate effect worktops, stainless steel single drainer sink with chrome taps, space for free standing cooker, built-in extractor fan, space for washing machine, fridge freezer and tumble dryer, vinyl flooring, heated towel rail, uPVC double glazed access door to rear courtyard



## FIRST FLOOR

### FAMILY

#### BATHROOM:

White suite comprising, low flush WC with push button, pedestal wash hand basin with chrome mixer tap, panelled bath with chrome mixer tap, part tiled walls, vinyl flooring, shower with telephone attachment, hotpress with access to gas boiler



#### BEDROOM (3):

10' 0" x 8' 5" (3.05m x 2.57m)

Outlook to rear, fire escape window with access onto raised decking area with outdoor seating area



#### BEDROOM (1):

13' 5" x 10' 0" (4.09m x 3.05m)

Outlook to front, additional built-in shelving



## SECOND FLOOR

#### LANDING:

Built-in storage cupboard, velux window

#### BEDROOM (2):

13' 8" x 13' 4" (4.17m x 4.06m)

Velux window

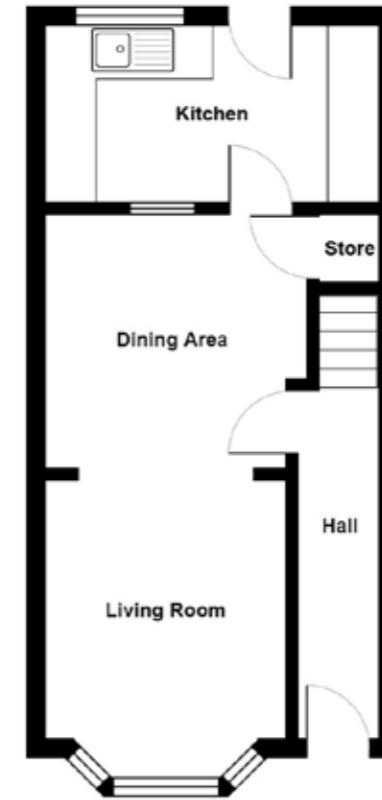


**OUTSIDE**

Private rear patio courtyard with wooden decking and hardwood access door to rear alleyway for bins, outside tap, built-in bin storage



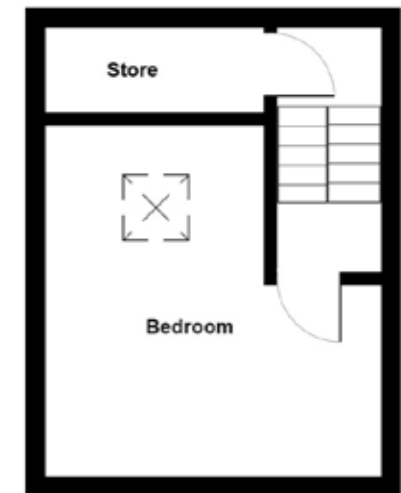
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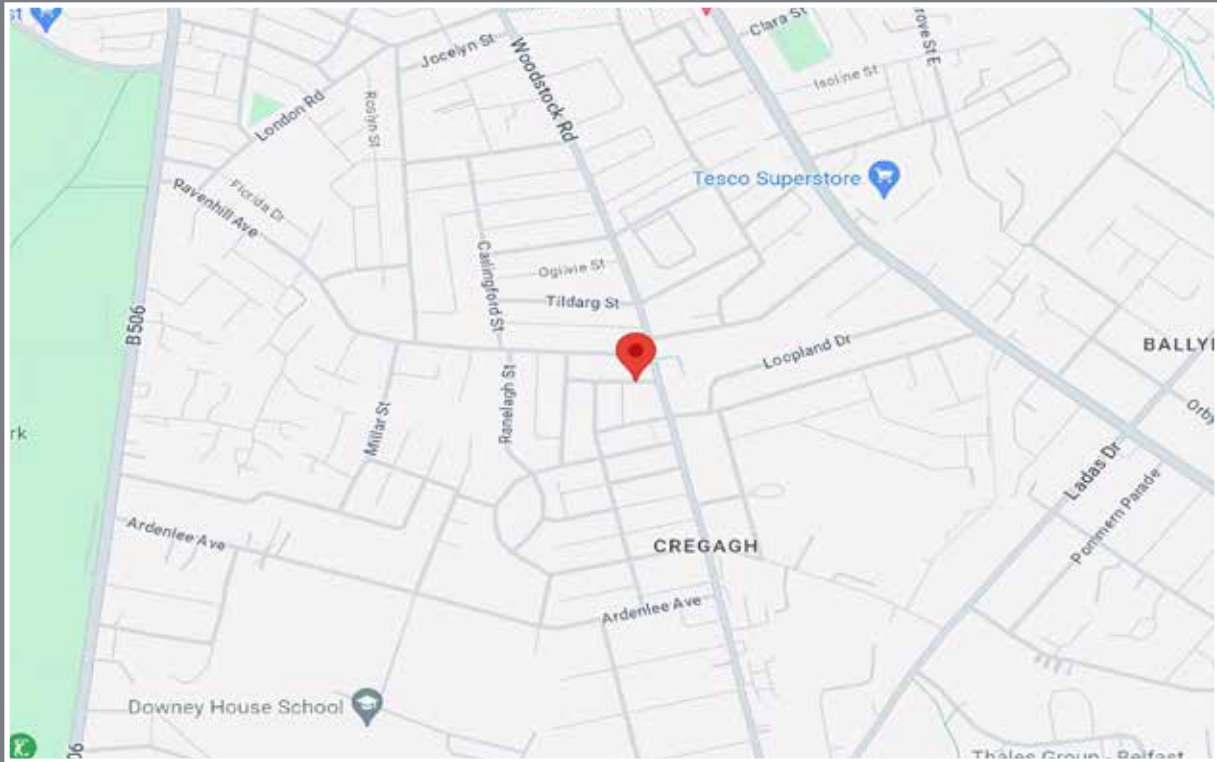
FIRST FLOOR



SECOND 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

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