

simonBRIEN
RESIDENTIAL

24 Wandsworth Gardens,
Belfast, BT4 3NL



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KEY FEATURES

- Bright and spacious refurbished semi-detached villa
- Lounge with luxury wood effect flooring and sandstone fireplace
- Kitchen/living/dining room with an excellent range of units, built in oven and hob
- Three spacious bedrooms
- Bathroom with luxury white suite
- Double glazing/gas fired central heating (new combi gas boiler)
- Rewired, replastered and replumbed
- Gardens to front and rear
- Presented in ready to move in condition
- Superb location, close to Belmont and Ballyhackamore villages
- Excellent choice of primary and secondary schools nearby
- Variety of leisure and shopping facilities including CIYMS and Hollywood Exchange
- Roofspace

SUMMARY

A recently refurbished semi-detached villa, situated in a sought after residential area within walking distance of Ballyhackamore and Belmont with nothing left to do but move in and enjoy.

Located off the Belmont Road, this superb home has undergone an extensive renovation programme and will not fail to impress. The accommodation is bright and spacious throughout with a contemporary layout on the ground floor incorporating a good sized lounge and a superb dining kitchen with an excellent range of units. On the first floor there are three well proportioned bedrooms which all capture lots of natural light and are complimented by a bathroom with a superb, luxury white suite. Externally there are easily maintained front and rear gardens with a variety of plants and shrubs.

The area is highly sought after due to the number of leading schools, shopping and leisure facilities within walking distance and the excellent transport links to Belfast City Centre and beyond.



ACCOMMODATION

ENTRANCE

Hard wood door to:

ENTRANCE HALL:

Luxury wood effect flooring.

GROUND FLOOR

LOUNGE:

14' 2" x 13' 7" (4.32m x 4.14m) Into bay.

Luxury wood effect flooring, Sandstone fireplace and electric fire inset. TV point.



KITCHEN/LIVING/DINING:

20' 3" x 11' 8" (6.17m x 3.56m)

Excellent range of high and low level units, Wood effect work surfaces, Single drainer stainless steel sink unit with Chrome mixer taps, Integrated 4 ring Zanussi ceramic touch control hob, Zanussi built in electric oven, Stainless steel extractor hood, plumbed for dishwasher, plumbed for washing machine, Recess for integrated fridge/freezer, Tiled back splash, Recessed low voltage lighting, Luxury wood effect flooring. TV point. Door to rear garden.



FIRST FLOOR

LANDING:

Access to roof space.

BEDROOM (1):

17' 2" x 11' 0" (5.23m x 3.35m)

Built in wardrobe, gas fired boiler. TV point.

BEDROOM (2):

13' 8" x 7' 5" (4.17m x 2.26m)

Windows with side and rear aspect.

BEDROOM (3):

8' 4" x 6' 9" (2.54m x 2.06m)

LUXURY BATHROOM:

Luxury white suite comprising; semi pedestal wash hand basin with mixer taps, Panelled Villeroy and Boch bath with mixer taps, thermostatically controlled shower unit, part tiled walls, ceramic tiled floor, extractor fans, mirrored cabinet, shaving point and light.

OUTSIDE

Landscaped rear garden and paved patio area, paved front garden with variety of plants and shrubs.

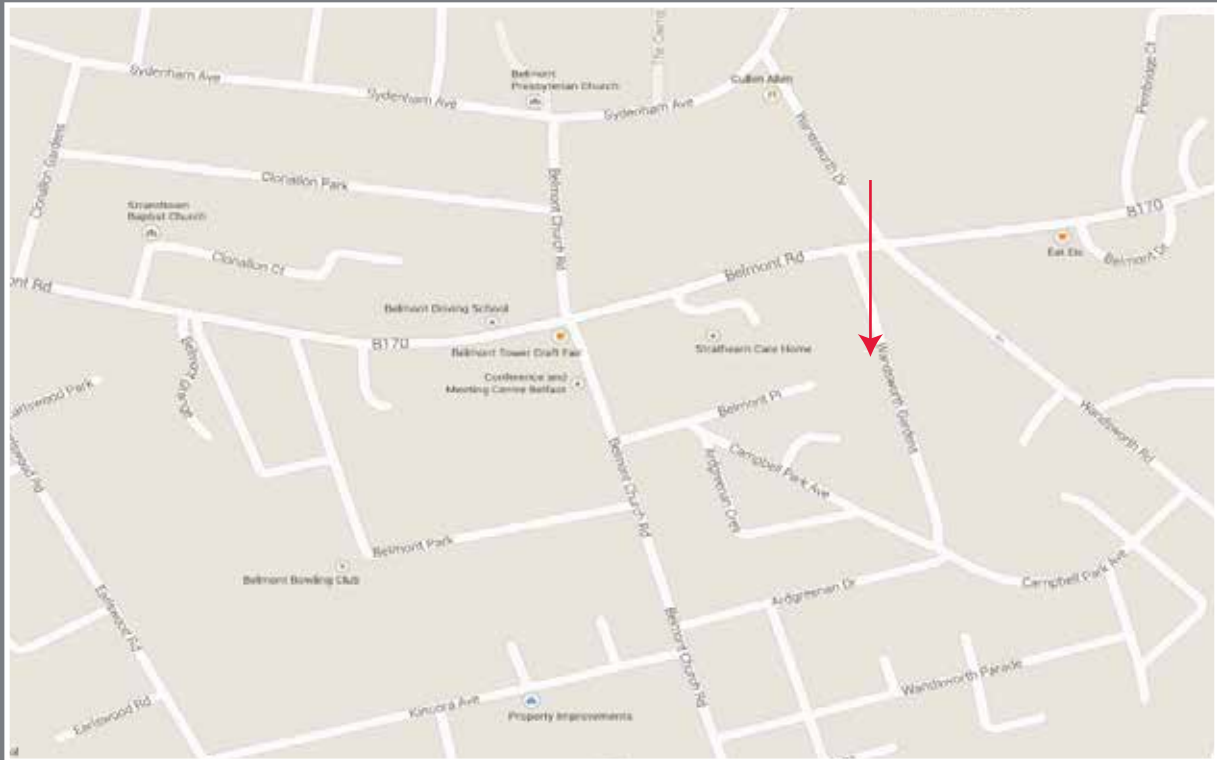






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Location



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



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South Belfast

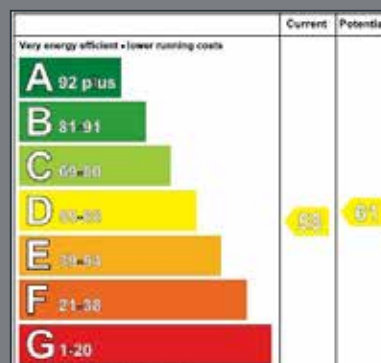
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