



## 6 Bracken Hill Avenue, Ballymaconaghy Road, Belfast, BT8 6ZS

**Asking Price £275,000**

Of recent construction, this end town house, offers spacious, well proportioned accommodation within this popular development just off the Ballymaconaghy Road. Internally the property has been finished and presented to an exceptional standard throughout, comprising three good sized bedrooms, master with en-suite, lounge with coal effect gas fire, contemporary kitchen / dining area, which provides direct access to rear garden, utility room, downstairs W/C and family bathroom suite on first floor.

In addition the property also benefits from a gas heating system, double glazing, double off street parking, an integral garage and enclosed rear garden.

An excellent home in a great location, close to all local amenities of the Four Winds, main arterial routes into and out of Belfast to include the Cairnshill Park & Ride and leading primary and post primary schools.

- End Town House
- Spacious Lounge
- W/C & Sink Unit on Lounge & Kitchen Level
- Gas Heating/Double Glazing
- Integral Garage & Utility Room
- Three Bedrooms Principle With En-Suite
- Kitchen/Dining With Direct Access To The Rear Garden
- White Bathroom Suite
- Driveway With Parking
- Enclosed Rear gardens

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
Northern Ireland			
EU Directive 2002/91/EC			



### The Accommodation Comprises



Panelled front door to entrance hall, tiled floor.  
Access to utility Room and Integral Garage.

### Utility Room 6'9 x 6'6 (2.06m x 1.98m)



Storage cupboard with wood effect work surfaces with matching splash back, single drainer stainless steel sink unit with mixer taps, plumbed for washing machine,

### First Floor



### Lounge 17'0 x 11'6 (5.18m x 3.51m)



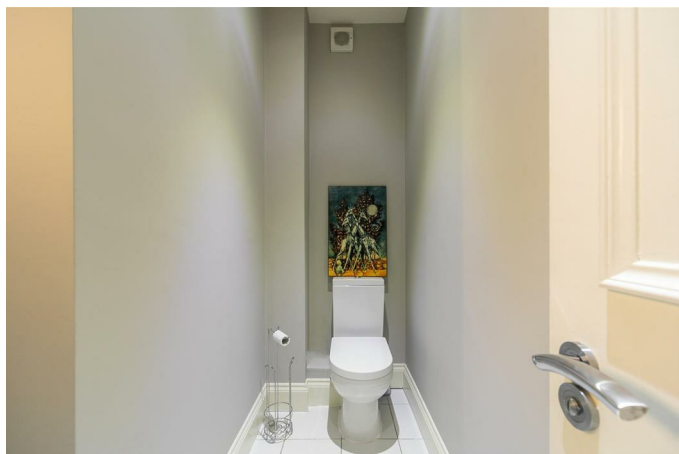
Granite fire place with wooden surround housing gas fire. Speakers in the ceiling with option to connect via Alexa.

### Fitted Kitchen / Dining 18'6 x 11'4 (5.64m x 3.45m)



Extensive range of high and low level units, Granite work surfaces with matching splash back, stainless steel sink unit with Granite drainer, 4 ring gas hob with stainless steel splash back and overhead extractor fan, electric under oven, integrated dishwasher, integrated washing machine, concealed gas boiler, concealed lighting. Tiled floor. Glazed doors to the rear garden. Low voltage spotlights. Speakers in ceiling.

### First Floor W.C



White suite comprising low flush w.c pedestal wash hand basin with splash back tiling. Tiled flooring.

## Several Steps up to Bathroom

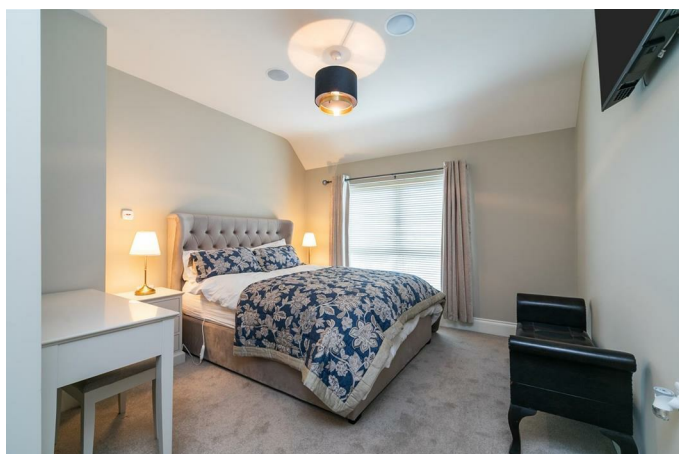


### Bathroom Suite 8'8 x 6'5 (2.64m x 1.96m)

White suite comprising panelled bath with mixer taps, shower attachment, low flush wc, pedestal wash basin, fully tiled shower cubicle, part tiled walls, tiled flooring. low voltage spotlights.

## Second Floor

### Master Bedroom 16'6 x 11'8 (5.03m x 3.56m)



Speakers in the ceiling with option to connect via Alexa.

### Ensuite 6'0 x 6'1 (1.83m x 1.85m)



White suite comprising low flush w.c pedestal wash hand basin, fully tiled shower cubicle, part tiled walls, tiled floor, low voltage spotlights.

**Bedroom Two 11'5 x 9'3 (3.48m x 2.82m)**



**Bedroom Three 11'5 x 9'0 (3.48m x 2.74m)**

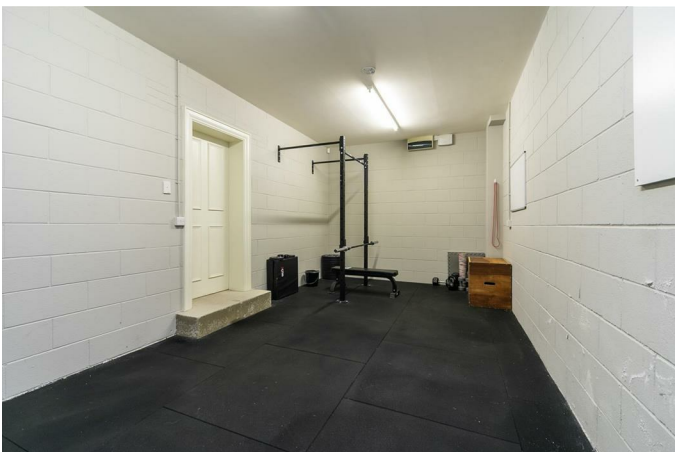


Built in robes.

**Outside**

Driveway with parking leading to integral garage.

**Integral Garage 21'6 x 10'11 (6.55m x 3.33m)**



Roller shutter door, power and light.



## Outside Rear



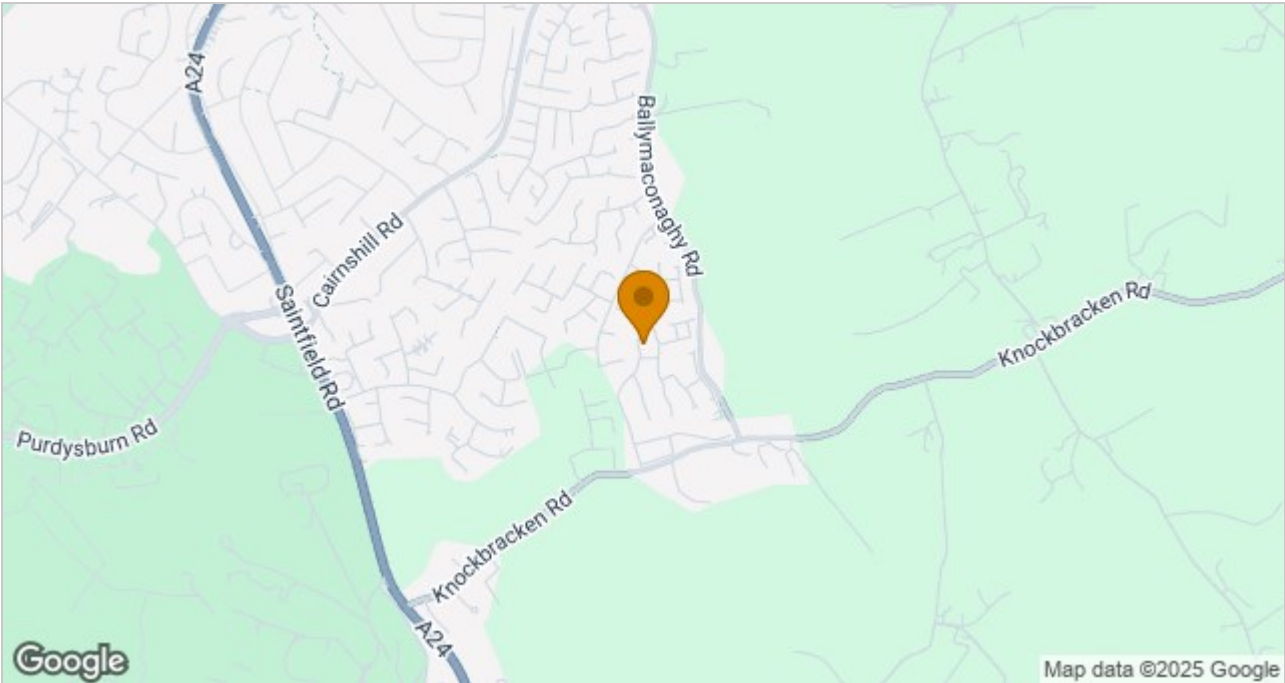
Enclosed rear garden and patio accessed from the kitchen dining and also steps to the side.





Floor Plan

Area Map



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