

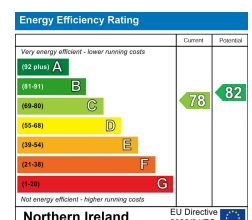


4 Bracken Hill Avenue, Ballymaconaghy Road, Belfast, BT8 6ZS

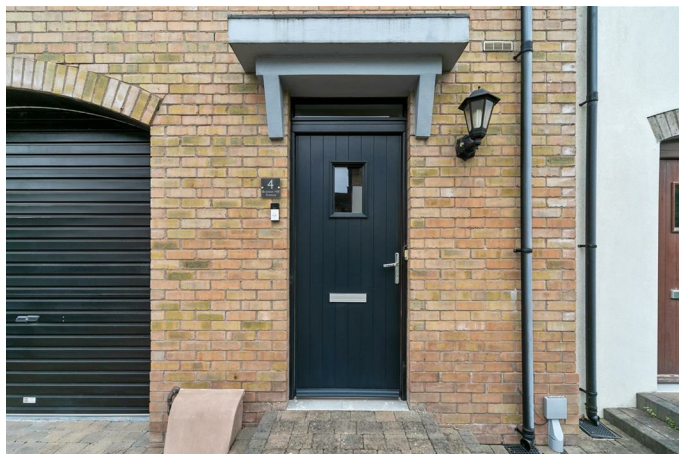
Asking Price £295,000

Of recent construction, this deceptively spacious town house, offers bright and well proportioned accommodation within this popular development just off the Ballymaconaghy Road in the ever popular Four Winds area of Belfast. Internally the property has been finished and presented to an exceptional standard throughout, comprising 3 good sized bedrooms, master with en-suite, lounge with feature fireplace, a contemporary fitted kitchen / dining area, a 1st floor W/C and family bathroom suite with an additional shower cubicle on the top floor. In addition the property also benefits from a gas heating system, double glazing, off street parking that leads to the integral garage with electric roller door. Outside there are enclosed low maintenance rear garden finished with artificial grass which can be accessed from the kitchen / dining area. 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.

- Modern townhouse recently constructed
- Master with en-suite shower room
- Deluxe fitted kitchen open to the family dining
- 1st floor w/c
- Gas heating / double glazed windows
- Three good size bedrooms
- Bright and spacious lounge with feature fireplace
- White bathroom suite with additional shower cubicle
- Utility room on the ground floor
- Integral garage with electric roller door



The accommodation comprises



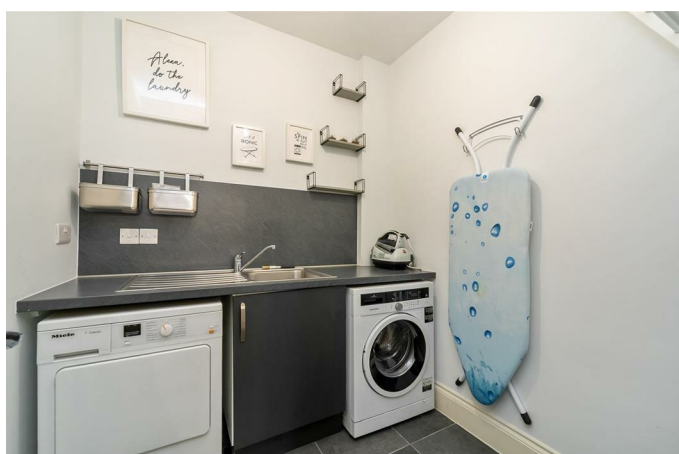
Composite front door leading to the entrance hall

Entrance hall



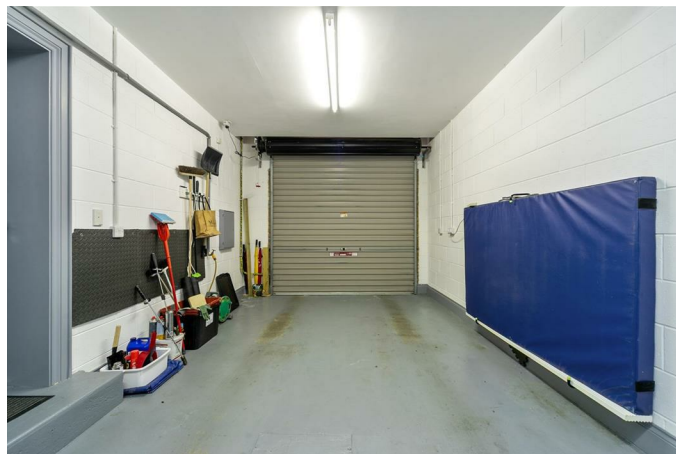
Under stairs storage.

Utility room 7'2 x 6'5 (2.18m x 1.96m)



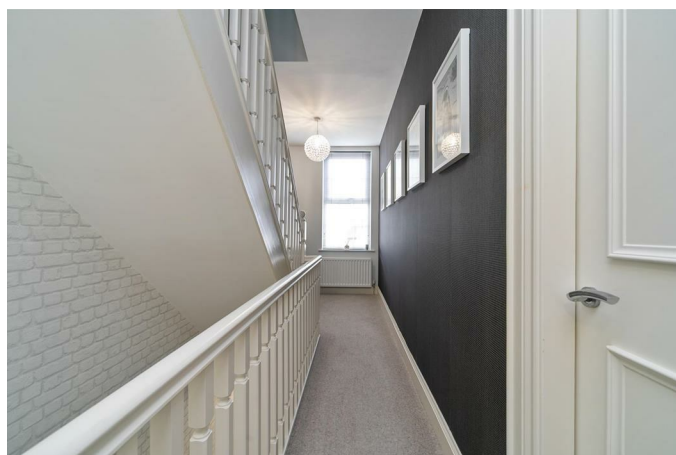
Work surfaces, single drainer sink unit with mixer taps, extractor fan, plumbed for washing machine, dryer space,, tiled floor.

Integral garage 22'6 x 11'1 (6.86m x 3.38m)



Electric roller door, light and power.

1st floor



Lounge 20'7 x 11'1 (6.27m x 3.38m)



Attractive fireplace with raised granite hearth housing a coal effect gas fire.

Additional lounge image



Cloaks 5'2 x 4'3 (1.57m x 1.30m)



Kitchen / dining 18'4 x 12'5 (5.59m x 3.78m)



Full range of high and low level 2 tone units, single drainer sink unit with mixer taps, granite work surfaces, 4 ring gas hob and double oven, extractor fan, integrated dishwasher, integrated fridge freezer, recessed spotlights, tiled floor, open to the dining area.

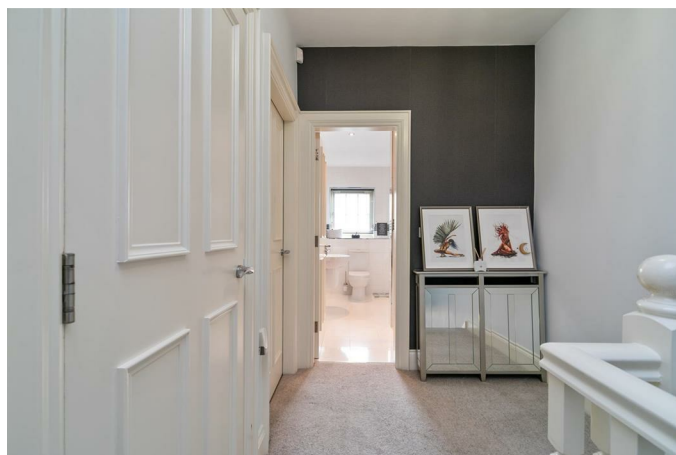
Dining



Tiled floor, recessed spotlights, double glazed French doors leading to the rear gardens.

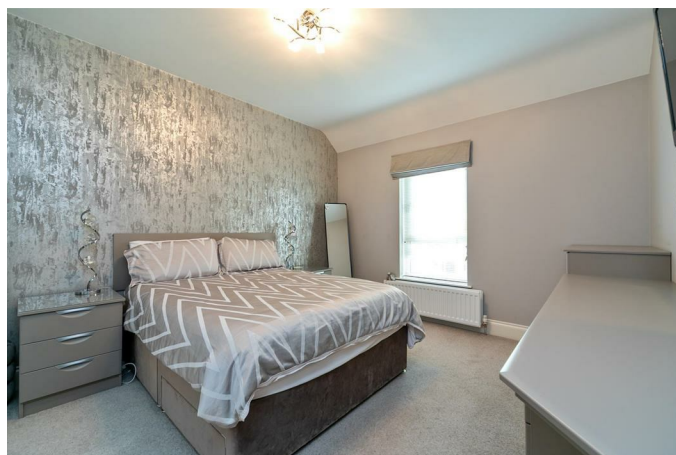
Low flush w/c, pedestal wash hand basin, part tiled walls, tiled floor.

2nd floor

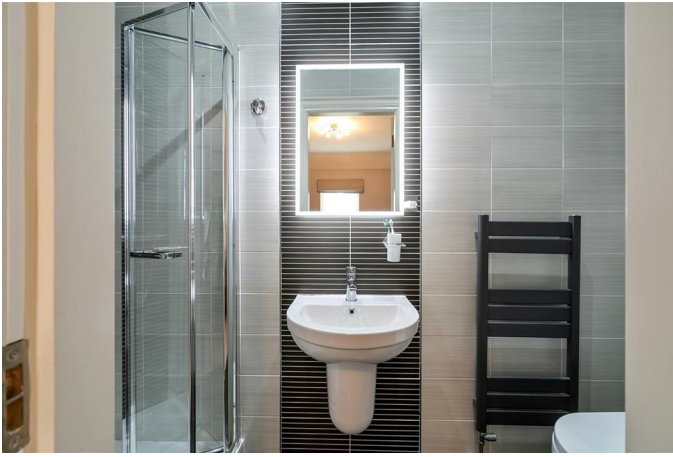


Landing, Storage, access to the roof space via a slingsby ladder approach, partially floored, insulated, light.

Bedroom 1 13'4 x 11'5 (4.06m x 3.48m)



En-suite 8'9 x 3'1 (2.67m x 0.94m)

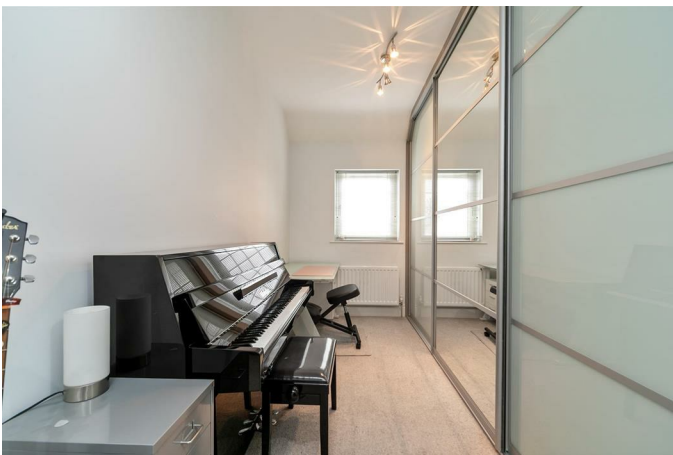


Comprising corner shower cubicle with chrome thermostatically controlled shower, low flush w/c, pedestal wash hand basin, tiled floor, fully tiled walls, wall mounted radiator.

Bedroom 2 11'8 x 10'3 (3.56m x 3.12m)



Bedroom 3 16'7 x 10'6 (5.05m x 3.20m)



Measurement is to the wall behind the robes.
Wall to wall built in sliding robes.

Bathroom 9'2 x 6'4 (2.79m x 1.93m)



Luxury white suite comprising panelled bath, mixer taps, telephone hand shower, low flush w/c, pedestal wash hand basin, fully tiled walls, extractor fan, tiled floor, corner shower cubicle with chrome thermostatically controlled shower.

Additional bathroom image



Outside



Brick paved driveway to the front with off street parking leading to the attached integral garage.

Rear gardens



Paved patio to the rear with additional artificial grass area, outside tap, light and outside power sockets. Access to the rear for bin movement.

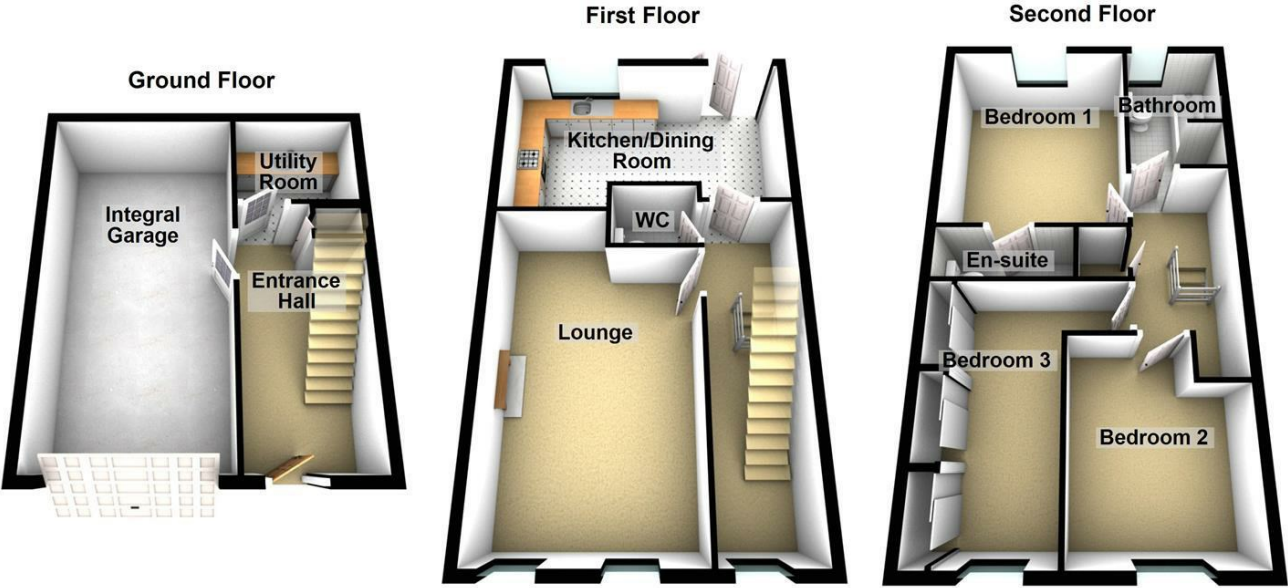
Additional garden image



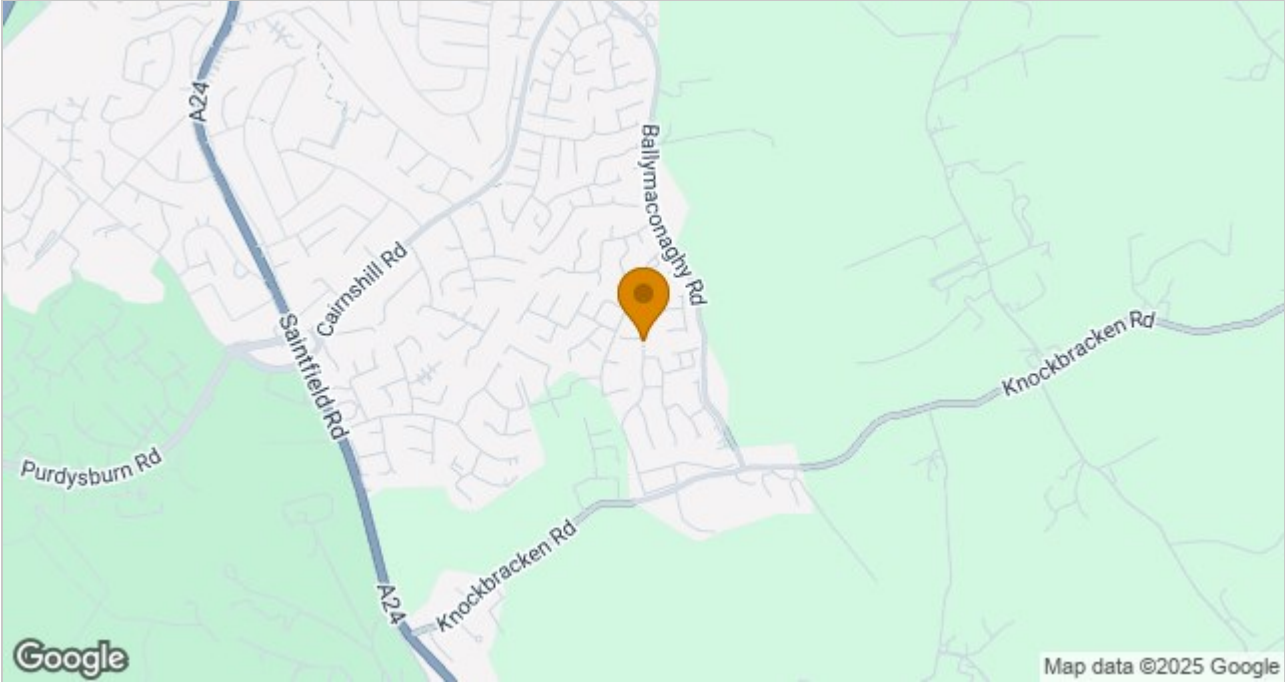
Rear elevation



Floor Plan



Area Map



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