

**21 BRANIEL PARK
GLEN ROAD
BELFAST
CO. ANTRIM
BT5 7JL**



working harder to make your move easier

26 Church Street,
Dungannon,
Co. Tyrone,
N. Ireland
BT71 6AB

T: (028) 8772 6992
F: (028) 8772 6460
E: tom@tomhenryandco.com

INVEST, NEST, OR DOWNSIZE TO ONE LEVEL...

A GROUND FLOOR 1 BEDROOM APARTMENT IN AN ESTABLISHED & CONVENIENT RESIDENTIAL AREA

NESTLED IN THE HEART OF THE EVER-POPULAR "BRANIEL PARK" IN EAST BELFAST, THIS COMFORTABLE GROUND FLOOR APARTMENT OFFERS A SUPERB OPPORTUNITY FOR FIRST-TIME BUYERS, DOWNSIZERS, AND INVESTORS ALIKE.

THIS APARTMENT BENEFITS FROM AN ESTABLISHED RESIDENTIAL SETTING WITH EXCELLENT TRANSPORT LINKS TO BELFAST CITY CENTRE, AND IS WITHIN CLOSE PROXIMITY TO LOCAL SHOPS, SCHOOLS, AND AMENITIES.

INTERNALLY THIS OWN DOOR APARTMENT COMPRISES A GENEROUS SITTING ROOM WITH SPACE FOR LIVING / DINING, A FUNCTIONAL KITCHEN, A WELL-PROPORTIONED BEDROOM AND A FULLY TILED BATHROOM WITH A 3 PIECE SUITE INCLUDING AN OVER BATH ELECTRIC SHOWER. FURTHER BENEFITS INCLUDE DOUBLE GLAZED WINDOWS, GAS-FIRED CENTRAL HEATING, AND RESIDENTS PARKING. THIS GROUND FLOOR APARTMENT PRESENTS AN EXCELLENT OPPORTUNITY TO SECURE A LOW-MAINTENANCE, AFFORDABLE PROPERTY ON WHICH TO PUT YOUR OWN STAMP / ADD FURTHER VALUE, IN A CONVENIENT & SOUGHT-AFTER LOCATION.

"EARLY VIEWING IS HIGHLY RECOMMENDED TO AVOID DISAPPOINTMENT"



OFFERS OVER: £84,950

PROPERTY FEATURES & ACCOMMODATION IN BRIEF OVERLEAF...

www.tomhenryandco.com

PROPERTY FEATURES:

- AN AFFORDABLE GROUND FLOOR APARTMENT.
- PRESENTED FOR SALE IN COMFORTABLE ORDER THROUGHOUT.
- FURTHER POTENTIAL TO ADD YOUR OWN TASTE / VALUE.
- POPULAR, ESTABLISHED RESIDENTIAL AREA.
- GOOD ACCESS TO TRANSPORT LINKS.
- ONE WELL PROPORTIONED BEDROOM.
- SITTING ROOM WITH SPACE FOR LIVING / DINING.
- FUNCTIONAL KITCHEN.
- BATHROOM WITH 3 PIECE SUITE INCLUDING OVER BATH ELECTRIC SHOWER.
- GAS FIRED CENTRAL HEATING.
- DOUBLE GLAZED WINDOWS.
- ACCESS TO COMMUNAL PARKING.
- WOULD MAKE A GREAT, AFFORDABLE FIRST HOME.
- MAY ALSO APPEAL TO THOSE WISHING TO DOWNSIZE TO ACCOMMODATION ON ONE LEVEL.
- FANTASTIC AS A BUY-TO-LET.
- VIEW EARLY TO AVOID DISAPPOINTMENT.



ACCOMMODATION IN BRIEF...

ENTRANCE HALL:

U.P.V.C. EXTERNAL DOOR WITH GLAZED PANEL & SIDE PANEL.
TILED FLOOR.

SITTING / DINING ROOM:

DUAL ASPECT. FEATURE FALSE FIREPLACE. PRE-FINISHED FLOOR.

HALLWAY:

PRE-FINISHED FLOOR. NO. 2 CLOAK STORES.



KITCHEN:

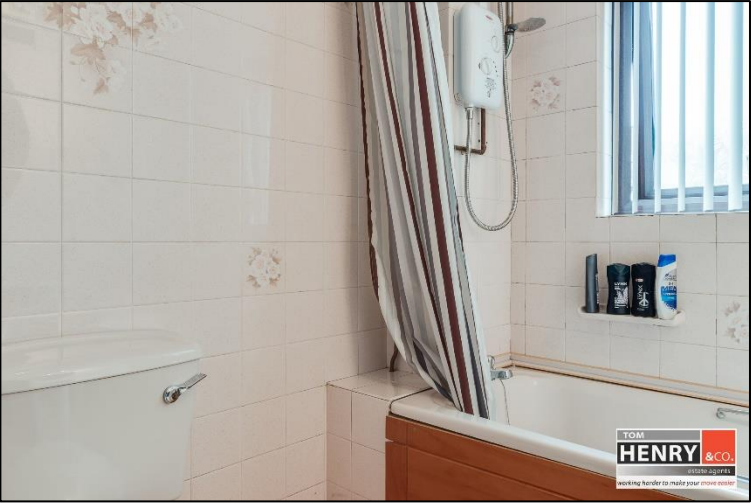
FITTED HIGH & LOW LEVEL UNITS. S.S. SINK & DRAINER WITH MIXER TAP FITTING. SPACE FOR COOKER. SPACE FOR FRIDGE FREEZER. TILED BETWEEN UNITS. TILED FLOOR.



BEDROOM 1:
TO REAR. PRE-FINISHED FLOOR.



BATHROOM:
BATH WITH ELECTRIC SHOWER OVER. WASH HAND BASIN. TOILET. TILED WALLS. TILED FLOOR.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Thinking of selling or renting your home?



Want to know what your property is worth?

- > **Free** no obligation pre sale/ pre let valuation.
- > Market leading sales record.
- > Competitive sales & rental rates.
- > RICS member firm.
- > Professional & efficient service.
- > Over **100 years** local combined experience.

SALES / LETTINGS / MANAGEMENT / VALUATIONS / MORTGAGE ADVICE

www.tomhenryandco.com / www.tomhenryrentals.com / 028 87726992



N.B.

Tom Henry & Company Limited gives notice to anyone who may read these particulars as follows. These particulars do not constitute any part of an offer or contract. Any intending purchasers or lessees must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. We cannot guarantee the accuracy or description of any dimensions, texts or photos which also may be taken by a wide camera lens or enhanced by photo shop. Dimensions may taken to the nearest 0.5m / 0.25 acres. Descriptions of the property are inevitably subjective and the descriptions contained herein are given in good faith as an opinion and not by way of statement of fact. Tom Henry & Co. have not tested any equipment, apparatus, fittings or services and cannot verify that these are in working order and do not offer any guarantees on their condition.

VALUATIONS.

Should you be considering the sale of your own property we would be pleased to arrange through our office a Free Valuation and advice on selling without obligation.

FOR FURTHER DETAILS & ARRANGEMENTS TO VIEW PLEASE CONTACT THE SOLE AGENT.