



10 BRACKEN HILL SQUARE

BELFAST BT8 6ZW

Offers Over

£389,950



DETACHED

| 4  | 2  | 1 

Well positioned in 'The Square' within the exclusive Bracken Hill development in the Four Winds area of South Belfast this immaculate four bedroom detached home is perfect for the modern family. It is in exceptional decorative order, and beautifully maintained by the current owners, ready to just move in.

KEY FEATURES

- Beautifully Presented Four Bedroom Detached Property Located in the Ever Popular Bracken Hill development in South Belfast
- Bespoke Fully Fitted Kitchen with Granite Work Tops, Free Standing Breakfast Island with Built in Storage, Open to Ample Dining and Living Space
- Lounge with Dual Aspect Square Bay Windows and Feature Wood Burning Stove
- Downstairs Cloakroom and WC
- Larder with Utility Space
- Main Bedroom with En-Suite Shower Room
- Three Further Well Proportioned Bedrooms
- Modern Family Bathroom with White Suite
- Parking to Front and Rear with electronic gate
- Enclosed South-Facing Rear Garden Part Laid in Lawns with Paved Patio Areas, Ideal for Barbecuing and Outdoor Entertaining
- Detached Garage with Excellent Storage
- Close to Local Shops, Forestside Shopping Centre, Belvoir Park Golf Club
- Easy Commuting to Belfast City Centre and an Excellent Range of Schools
- Gas Fired Central Heating
- Cat 6 wiring downstairs and bedrooms
- UPVC Double Glazing Throughout
- Early Viewing Highly Recommended



ROOM DETAILS

ENTRANCE

GROUND FLOOR

Reception Hall

Downstairs WC

Lounge

19'2 x 15'8 at widest points

Kitchen Open Plan to Dining / Living Area

20'10 x 15'7 at widest
points

Stairs to First Floor

Landing

FIRST FLOOR

Landing

Bedroom One

14'6 x 12'9 at widest points

Ensuite

Bedroom Two

11'7 x 11'6 at widest points

Bedroom Three

11'6 x 9'3 at widest points

Bedroom Four

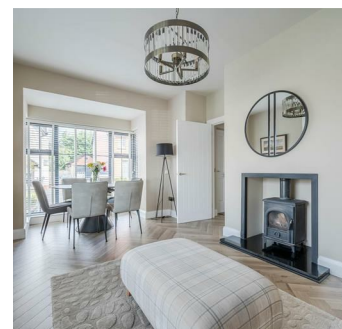
8'7 x 8'11 at widest points

Family Bathroom

OUTSIDE

Outside

Detached Garage



DIRECTIONS

Travelling along the Ballymaconaghy Road from the Four Winds roundabout, turn right into Laurelgrove Avenue. Turn second left into the continuation of Laurelgrove Avenue. Second left is Bracken Hill Close and then a further left into Bracken Hill Square. No 10 is the opposite side of the green.



THE LOCAL AREA

South Belfast is renowned for its fabulous residential areas which make it one of the most sought-after locations to live in Northern Ireland. The beautiful tree-lined streets, tranquil parks and excellent local schools are just a few of the reasons why so many wish to call it home.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	82	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC

OUR BRANCHES

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