



Commanding panoramic views across Belfast, this is a superb opportunity with a range of possibilities.

The bungalow could be extended and re-modelled, or even replaced completely (subject to necessary consents).

Despite its idyllic rural setting, the location also offers superb convenience for commuting, leisure pursuits and some superb schooling for all ages.

Now regarded as one of east Belfast's premier addresses with some fabulous properties, Middle Braniel Road is only four miles from the city centre.

Offers Over
£295,000

51 Middle Braniel Road,
BELFAST,
BT5 7TU

Viewing by
appointment with
& through agent
028 9065 0000

- Detached cottage-style bungalow
- Option of 2 or 3 bedrooms
- Living room with feature fireplace
- Modern kitchen
- Bathroom with white suite
- Oil fired central heating
- Double glazing
- Superb site circa 0.21 of an acre
- Stunning, panoramic views across city
- Convenient, semi rural location
- No onward chain



The Property Comprises:

Ground Floor

COVERED ENTRANCE PORCH: uPVC front door with double glazed insets.

HALLWAY:

BEDROOM (1): 11' 11" x 10' 8" (3.64m x 3.25m) Views to front and fields.

BEDROOM (2): 11' 4" x 10' 9" (3.45m x 3.27m) Views to front and fields.

LIVING ROOM: 16' 1" x 9' 11" (4.9m x 3.02m) (at widest points). Panoramic views over city to Belfast Lough and beyond. Feature cast iron fireplace with tiled hearth and wood surround. Door with glazed panels back to hallway.



Door to . . .

BEDROOM (3)/DINING: 11' 11" x 9' 5"

(3.62m x 2.86m) Panoramic views.

REAR HALLWAY: Shelved hotpress with lagged copper cylinder. uPVC back door to side and rear.

KITCHEN: 11' 11" x 8' 10" (3.63m x 2.7m)

Modern range of high and low level units.

Indesit cooker with four ring gas hob and extractor fan over. Plumbed for dishwasher, plumbed for washing machine. Single drainer stainless steel sink unit. Part tiled walls, ceramic tiled floor.

BATHROOM: White suite comprising panelled bath with splash tiling. Low flush wc, pedestal wash hand basin with tiled splashback. Separate corner, tiled shower cubicle with electric shower.

Outside

Laneway to side leading to parking and turning areas to rear. Potential back gardens with those stunning views. Lawned front garden with flagged patio and paths.





SITE



BUNGALOW

for indicative purposes only



Energy Rating

Epc Type: Domestic

Current: E42

Potential: C75

EPC Landmark Code: 3909-5555-3102-0023-8506

[Epc Certificate](#)

	Current	Potential
Very energy efficient - lower running costs		
A 92-100		
B 81-91		
C 69-80		75
D 55-68		
E 39-54	42	
F 21-38		
G 1-20		
Not energy efficient - higher running costs		

Location:

Travelling up the Gilnahirk Road, turn right after garage at mini roundabout on to Lower Braniel Road. After 100 yards turn left on to Middle Braniel Road. Property is on the right hand side after circa 0.8 mile.

Ballyhackamore - 028 90 65 0000

Lisburn Road - 028 90 66 3030

North Down - 028 90 42 4747

Lisburn - 028 92 66 1700

www.templetonrobinson.com



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