

ULSTER PROPERTY SALES

UPS

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**18 BRANIEL CRESCENT, BELFAST,
BT5 7JW**

OFFERS AROUND £149,950



An attractive end-terrace home ideally situated in a highly sought-after area of Belfast. This delightful property offers a well-proportioned living room, with laminate flooring, and a bright and spacious kitchen with dining area.

The home features three comfortable bedrooms and a family bathroom, providing ample space for families, professionals and first time buyers. To the rear, there is a lovely enclosed South facing garden, laid in lawn with a patio area, ideal for relaxing or entertaining outdoors.

Further benefits include gas-fired central heating and double-glazed windows throughout. Conveniently located close to local amenities, reputable schools, and excellent transport links, 18 Braniel Crescent is an excellent choice for those seeking a comfortable home in a popular neighbourhood and an internal viewing is essential to appreciate fully all it has to offer.

Key Features

- Attractive End-Terrace Home Ideally Situated In A Highly Sought-After Area Of Belfast
- Well-Proportioned Living Room With Modern Laminate Flooring
- Bright And Spacious Kitchen Open To Breakfast / Dining Area
- Three Comfortable Bedrooms And Modern Showroom
- Gas-Fired Central Heating And Double-Glazed Windows
- Beautiful Enclosed South Facing Rear Garden Laid In Lawn With Patio Area
- Convenient Location Close To Local Amenities, Schools, And Excellent Transport Links
- Internal Viewing Highly Recommended To Fully Appreciate



Accommodation Comprises

Entrance Hall

PVC front door, solid wood flooring.

Living Room

16' x 11'3

Solid wood flooring.

Kitchen/Dining

19'2 x 8'7

Excellent range of high and low level units, stainless steel sink unit with mixer taps, integrated under oven with 4 ring gas hob and stainless steel extractor fan, plumbed for washing machine, space for fridge/freezer, fully tiled flooring, recessed spotlighting, open to dining area.

First Floor Landing

Bedroom 1

9'8 x 9'7

Laminate wood flooring, built in robes.

Bedroom 2

13' x 8'9

Laminate wood flooring, built in robes.

Bedroom 3

9'5 x 6'5

Laminate wood flooring.

Shower Room

White suite comprising: Vanity unit with mixer taps, low flush WC, shower cubicle with built in shower and sliding shower doors, part tiled walls, fully tiled floor, wall mounted feature chrome radiator.

Outside

Front garden in lawn. Enclosed South facing rear garden with large patio area and excellent gardens in lawn with mature shrubs.

As part of our legal obligations under The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, we are required to verify the identity of both the vendor and purchaser in every property transaction.

To meet these requirements, all estate agents must carry out Customer Due Diligence checks on every party involved in the sale or purchase of a property in the UK.

We outsource these checks to a trusted third-party provider. A charge of £20 + VAT per person will apply to cover this service.

You can find more information about the legislation at www.legislation.gov.uk

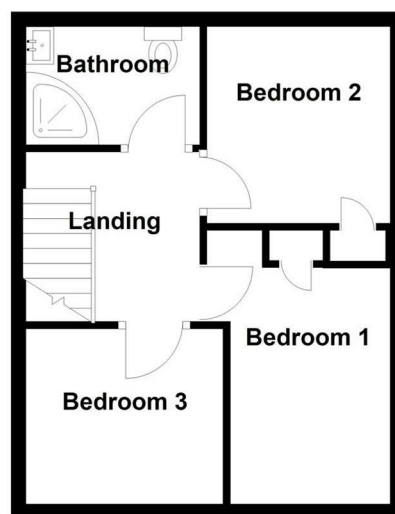




Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		72	78
		EU Directive 2002/91/EC	

Questions you may have. **Which mortgage would suit me best?**

How much deposit will I need? What are my monthly repayments going to be?

To answer these and other mortgage related questions contact our mortgage advisor on 028 9047 1515.

Your home may be repossessed if you do not keep up repayments on your mortgage.

We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment.

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

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