



Commanding superb views across Belfast's ever-changing skyline, this well-presented bungalow would be ideal for a range of purchasers.

Downsizers and families looking to avail of some excellent local schooling are both well catered for. Lots of natural light streams through large windows giving the property a bright and airy feel.

Externally this is complemented by well-tended gardens, plenty of parking and an integral garage which features a useful room above which could be put to a variety of usages.

With homes of this calibre and layout being in short supply, we would recommend arranging a viewing as soon as possible.

Offers Over
£285,000

163 Lower Braniel
Road,
BELFAST,
BT5 7NN

Viewing by
appointment with
& through agent
028 9065 0000

- Attractive detached bungalow with superb views
- 3 bedrooms: all with built-in furniture
- Spacious lounge with fireplace and picture window
- Contemporary shower room
- Attached garage with electric door
- Playroom / home office above
- OFCH
- Double glazing
- Landscaped front and rear gardens
- Summerhouse and shed to rear
- Off-street, driveway parking for several vehicles
- Close to excellent local schools and amenities
- No onward chain

The Property Comprises:

Ground Floor

Covered entrance porch. Double glazed panels with sidelights.

RECEPTION HALL: Cornice ceiling



LOUNGE: 17' 4" x 12' 7" (5.29m x 3.83m) (at widest points) Tiled feature fireplace with hearth. Superb views across City skyline to Belfast Lough and Cavehill in distance. Cornice ceiling.



DINING ROOM: 10' 10" x 10' 7" (3.3m x 3.23m) Superb views across City skyline to Belfast Lough and Cavehill in distance. Access to Garage and playroom/office. Arch to:



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Arch to:

KITCHEN: 15' 7" x 8' 7" (4.74m x 2.62m) (narrowing to 3.27) Range of high and low level units.

Single one and a half bowl stainless steel sink unit, plumbed for dishwasher. Creda cooker with four ring ceramic hob, extractor fan over. Shelved hot press with copper cylinder.

UTILITY CUPBOARD: Plumbed for washing machine, shelf for tumble dryer.



SHOWER ROOM: Walk-in shower enclosure with "rain" head and telephone hand shower. Wash hand basin with cupboards underneath. Low flush WC. Chrome heated towel rail.



BEDROOM (1): 13' 0" x 12' 6" (3.97m x 3.82m) (at widest points) Excellent views across City skyline to Stormont in the east. Built-in robes with mirrored front sliding doors, Wash hand basin with cupboards underneath.



BEDROOM (2): 9' 9" x 9' 8" (2.97m x 2.95m) (plus) Built-in robes with sliding door.



BEDROOM (3): 7' 10" x 6' 5" (2.38m x 1.95m) (plus) Built-in robes / cupboards with sliding doors.



HOME OFFICE / PLAYROOM:

11' 2" x 10' 9" (3.4m x 3.27m) (at widest points) Shelved storage cupboard, additional large cupboard.



Outside

FRONT GARDEN: Lawn with border beds. Plants, trees and shrubs.

Patio with sitting area. Excellent views and great for sunsets.

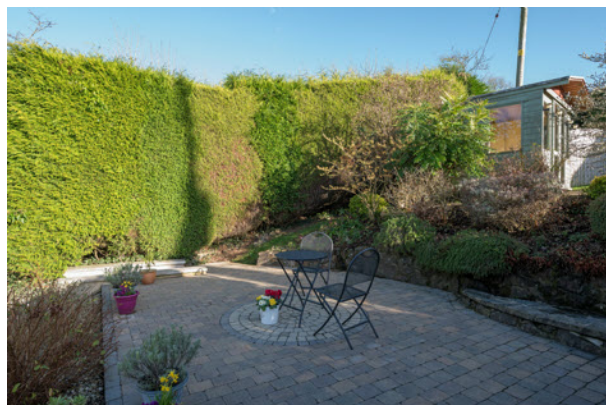
Double entrance pillars. Driveway with off-street parking for several vehicles.

Leading to;

ATTACHED GARAGE 22' 10" x 15' 2" (6.97m x 4.62m) (at widest points) Electric roller shutter door to front. Additional up and over door leading to rear. Power and light. Warmflow oil fired boiler. Single drainer one and a half bowl stainless steel sink unit. Workbenches.

Gates to both sides leading to:

REAR: Fully enclosed rear garden. Brick pavior patio areas interspersed with well-stocked flower beds. Steps leading to good-sized lawned area with boundary hedging. Screened pvc oil tank. Summerhouse with power. Large timber shed. Outside lighting. Old Belfast sink with additional tap.



Location:

Lower Braniel Road runs between Gilnahirk Road and Glen Road



Belfast Branches

Lisburn Road - 028 90

Ballyhackamore - 028 90

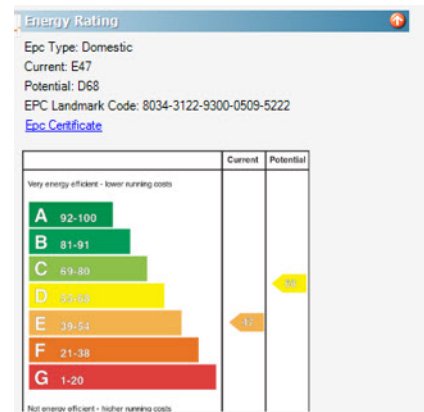
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Sizes And Dimensions Are Approximate, Actual May Vary.



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