



FOR SALE

## 35 Connsbrook Park

Belfast, BT4 1NF

Offers over £189,950



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Nest Estate Agents are delighted to bring to market this beautifully presented three bedroom property set in a popular and sought after area. Connsbrook Park is located within walking distance to many leading coffee shops and restaurants - The heart of Belfast is a short commute under 15 minutes. The area is well served by M1 and the bustling Belmont Road is a short walk away. Offers many amenities to include Connsbrook shopping centre, Connsbrook Park, Belfast city airport.

This property offers three bedrooms, a family lounge, dining room, fitted kitchen, bathroom, toilet and enclosed rear garden. The property has been well maintained by the current owners and will appeal to both first-time buyers and investors. Early viewing is recommended. Contact our office on 028 9343 8090 to arrange your own personal viewing.

## PORCH

4' x 6'2 (1.22m x 1.88m)

Hardwood door with double glazed panels, ceramic tiled flooring.

## HALLWAY

9'5 x 8'2 (2.87m x 2.49m)

uPVC wood effect door with glazed inset and laminate wood effect flooring.

## LIVING ROOM

13'4 x 11'5 (4.06m x 3.48m)

Moulded fibreglass feature fireplace with mantle, tiled hearth, wood effect laminate flooring.

## KITCHEN

3.63m

Low level shaker style units with worktops, integrated oven, four integrated overhead extractor standing appliances. Stainless steel tap. Space for freestanding fridge. Tiled walls and splashback. Floor leading to rear hallway.

0.5m

cupboard. uPVC double glazed

0.92m

wood effect flooring.

## TOILET

4'10 x 4'10 (1.47m x 1.47m)

Partially tiled walls, pedestal sink with hot and cold taps. Low flush w/c. Wood effect vinyl flooring.

## BEDROOM 1

12'10 x 13'7 (3.91m x 4.14m)

## BEDROOM 2

8'10 x 13'7 (2.69m x 4.14m)

Built in wardrobes.

## BEDROOM 3

8'2 x 9'10 (2.49m x 3.00m)

Built in storage.

## BATHROOM

Modern family bathroom comprising of panelled bath, overhead electric shower, Glass shower screen and chrome towel radiator. Low flush w/c. Fully tiled walls and uPVC neutral wall panel.

## STORAGE

4' x 3'2 (1.22m x 0.97m)

## LANDING

8'2 x 5'11 (2.49m x 1.80m)

## OUTSIDE

Fully enclosed rear garden, laid in lawn, surrounding privacy panels, stone feature flower beds. Outside light and outside tap. Pathway finished in stone leading to seating area.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given.

Do you need a mortgage to finance the property?  
Contact Nest Mortgages on 02893 438092.



### Road Map



### Hybrid Map



### Terrain Map



### Floor Plan

## 35 Connsbrook Park, Belfast



Ground Floor



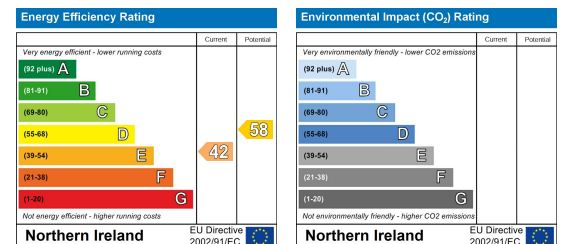
First Floor



### Viewing

Please contact our Belfast Office on 02890139528 if you wish to arrange a viewing appointment for this property or require further information.

### Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.