



## 1 Carrs Glen Park , Belfast, BT14 8HE

**Offers Around £159,950**

Extended And Beautifully Presented This Fabulous Semi Detached Villa Is Sure To Impress With Nothing To Do But Move In And Enjoy.

Holding a prime corner site with ample car parking this fine red brick semi detached villa has been extended and extensively refurbished creating a stunning home which will impress. The extended interior comprises 3 bedrooms, 2 plus reception rooms, luxury fitted kitchen incorporating built-in oven and hob, deluxe downstairs furnished cloakroom and family bathroom to first floor. The dwelling further benefits from uPvc double glazed windows, gas central heating, pvc fascia and eaves, extensive use of ceramic and wood laminate floor coverings, wood burner, superb basement and has undergone a comprehensive modernisation programme in recent times. Excellent car parking combines with a mature landscaped corner site with a southerly orientation with obvious potential and the most convenient location with leading schools public parks and leisure facilities on its doorstep makes immediate inspection a must.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	70	74
(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	

# 1 Carrs Glen Park , Belfast, BT14 8HE



- Extended Luxury Semi Detached Villa
- 3 Bedrooms Through Lounge
- Extended Luxury Kitchen With Dining
- Superb Downstairs Furnished Cloakroom
- Gas Central Heating Wood Burner
- Upvc Double Glazed Windows
- Modern Family Bathroom
- Pvc Facia And Eves
- Basement Area
- Magnificent Corner Site

## Entrance Hall

UPvc double glazed entrance door, quarter panelled wall, wood laminate floor, under stair cloaks, panelled radiator.

## Furnished Cloakroom

White suite comprising vanity unit, low flush wc, feature radiator, recessed lighting.

## Through Lounge into Bay

24'8" x 11'3" (7.52m x 3.43m )

Attractive fireplace multi fuel burner, 2 panelled radiators, wood laminate floor.

## Extended Kitchen

16'6" x 11'6" (5.03 x 3.53)

Bowl and a half single drainer stainless steel sink unit, extensive range of high and low level units, formica worktops, built-under oven and gas hob, stainless

steel canopy extractor fan, plumbed for washing machine, vented for tumble dryer, American fridge/freezer space, partly tiled walls, ceramic tiled floor.

## Dining Area

UPvc double glazed patio doors

## First Floor

Landing

## Bedroom

8'0" x 6'7" (2.46 x 2.03)

Panelled Radiator.

## Bedroom

10'9" x 9'1" (3.30 x 2.79)

Panelled Radiator.

## Bedroom

11'3" x 8'9" (3.45 x 2.67)

Panelled Radiator.

## Bathroom

Modern white suite comprising panelled bath, walk-in shower cubical, thermostatically controlled drench shower unit, telephone hand shower, vanity unit, low flush wc, chrome radiator, partly tiled walls, recessed lighting

## Roof Space

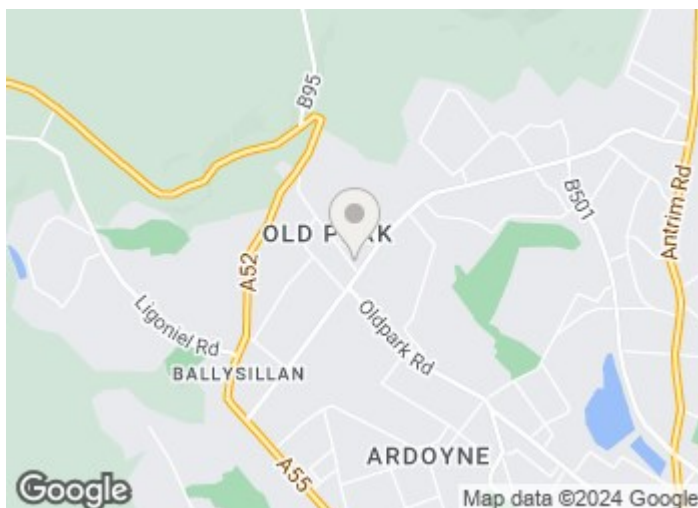
Slingsby type ladder, insulated.

## Basement

Gas boiler

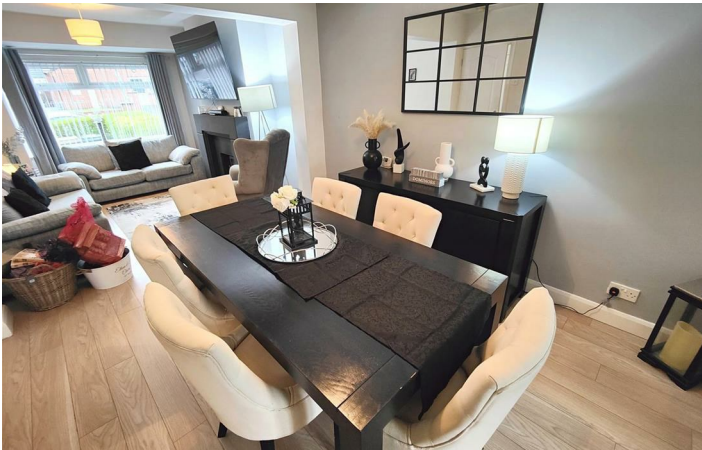
## Outside

Corner site, hard landscaped, gardens front, side and rear in lawn, outside light and tap, veranda affording panoramic views over Belfast City towards the Mourne Mountains



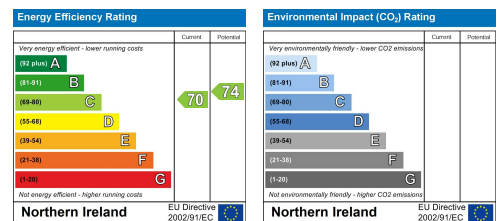
## Directions





# Floor Plan

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.



ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN  
028 9060 5200

BALLYNAHINCH  
028 9756 1155

CAUSEWAY COAST  
0800 644 4432

FORESTSIDE  
028 9064 1264

NEWTOWNARDS  
028 9181 1444

BALLYHACKAMORE  
028 9047 1515

BANGOR  
028 9127 1185

CAVEHILL  
028 9072 9270

GLENGORMLEY  
028 9083 3295

RENTAL DIVISION  
028 9070 1000

BALLYMENA  
028 2565 7700

CARRICKFERGUS  
028 9336 5986

DOWNPATRICK  
028 4461 4101

MALONE  
028 9066 1929



John McLarnon trading under licence as Ulster Property Sales (Cavehill)  
@Ulster Property Sales is a Registered Trademark