



45 Glencairn Road , Belfast, BT13 3PU

**Offers In The Region Of
£400,000**

A Truly Unique 'once in a lifetime' Opportunity To Acquire A Detached Bungalow Plus 2 Development Sites Affording Panoramic Views Over The City

A tree lined road rising into idyllic countryside gives way to what is surely one of Belfast's best kept secrets. Nestling into the side of Black Mountain surrounded by green pastures lies a spacious 4 bedroom 2+ reception detached bungalow with twin bathrooms and spacious fitted kitchen serviced by an oil fired central heating system with superb gardens front and rear complete with wood shed.

Next to the cottage style bungalow lies 2 serviced sites with foundations laid. Each site benefits from the same spectacular views enjoyed by the bungalow affording panoramic views over the City across Belfast Lough and past Carrickfergus and Bangor to the coast of Scotland.

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		EU Directive 2002/91/EC	

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, Belfast, BT13 3PU



- Detached Bungalow
- Oil Fired Central Heating
- uPvc Double Glazed Windows
- Unique Setting and Opportunity
- 4 Bedrooms
- Modern Kitchen
- Surrounded By Tranquil Countryside
- 2+ Reception Rooms
- Bathroom & Shower Room
- Plus 2 Sites - Foundations Laid

Entrance Hall

Mahogany entrance door, herringbone wood block floor, alarm system.

Through Lounge

19'2" x 11'4" (5.84 x 3.45)

Attractive marble fireplace, multi fuel burner, wood laminate floor.

Archway:

Dining Room

11'7" x 9'7" (3.52 x 2.93)

Panelled radiator, wood laminate floor.

Lobby

Ceramic tiled floor, mahogany rear door.

Kitchen

24'1" x 12'3" (7.33 x 3.74)

Single drainer stainless steel sink unit, extensive range of high and low level units, formica worktops, cooker space, plumbed for washing machine, tumble dryer space,

tall larder, fridge/freezer space, partly tiled walls.

Breakfast bar, ceramic tiled floor, recessed lighting.

Dining Area

Living Room

12'4" x 11'5" (3.77 x 3.48)

Double panelled radiator, wood laminate floor.

Shower Room

White suite comprising shower cubicle, electric shower, pedestal wash hands basin, low flush wc, fully tiled walls, pvc panelled ceiling.

Bathroom

White suite comprising corner bath, telephone hand shower, pedestal wash hands basin, built-in robe, wood laminate floor, panelled radiator.

Bedroom

10'5" x 11'5" (3.17 x 3.47)

Built-in robes, double panelled radiator, shower cubicle, Redring electric shower.

Bedroom

9'5" x 10'0" (2.88 x 3.05)

Double panelled radiator, wood laminate floor.

Bedroom

20'1" x 9'3" (6.13 x 2.82)

Double panelled radiator, wood laminate floor.

Roof Space

8'7" x 12'2" (2.62 x 3.71)

Slingsby type ladder, floored, tongue and groove panelled walls, Dormer window.

Outside

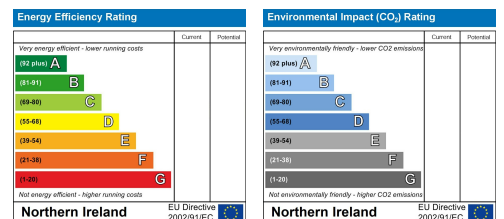
Gardens front and rear in lawn and shrubs, brick paved patio, boiler house, oil fired central heating boiler, oil tank, septic tank.

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.



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