

33 Glenside Park , Belfast, BT14 8BG

**Offers In The Region Of
£140,000**

Fabulous Period Red Brick Semi Detached Villa In A Most Popular And Convenient Location.

Holding a prime position within in this increasingly popular location this handsome red brick semi detached villa has been maintained to an excellent standard over the years. The spacious interior comprises 3 bedrooms, spacious lounge, dining room, fitted kitchen and modern white bathroom suite. The dwelling further offers upvc double glazed windows, pvc fascia and eaves, oil fired central heating and has benefited from wiring improvements. A private enclosed paved rear garden with southerly aspect and matching garage combines with a most convenient location makes this the prefect family home.

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		46	68
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

33 Glenside Park

, Belfast, BT14 8BG



- Handsome Red Brick Semi Detached Villa
- Modern White Bathroom
- Pvc Fascia And Eaves
- Perfect Family Home
- 3 Bedrooms 2 Reception Rooms
- Upvc Double Glazed Windows
- Attached Garage Driveway
- Fitted Kitchen
- Oil Fired Central Heating
- Highly Regarded Location

Entrance Hall

Upvc double glazed entrance door, wood laminate floor, understairs storage, panelled radiator.

Lounge

12'8" x 11'3" (3.88 x 3.44)

Fireplace, wood laminate floor, double panelled radiator, wall light point.

Dining Room

11'6" x 11'0" (3.53 x 3.36)

Panelled radiator.

Kitchen

11'6" x 8'7" (3.53 x 2.63)

Single drainer stainless steel sink unit, extensive range of high and low level units, formica worktops,

cooker space, under fridge space, plumed for washing machine, wine rack, larder, partly tiled walls, breakfast bar, panelled radiator, upvc rear door:

First Floor

Landing, hot press.

Bathroom

Modern white suite comprising shower cubicle, electric shower unit, vanity unit, low flush wc, panelled radiator, pvc panelled walls and ceiling, recessed lighting, airing cupboard.

Bedroom

12'0" 10'1" (3.66 3.09)

Twin built-in robes, panelled radiator.

Bedroom

11'10" x 11'1" (3.61 x 3.39)

Panelled radiator.

Bedroom

7'10" x 7'9" (2.40 x 2.37)

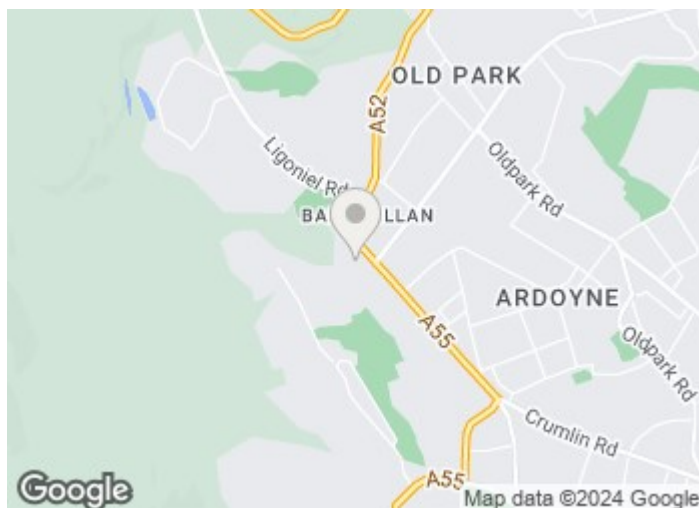
Attached Garage

14'9" x 9'2" (4.51 x 2.81)

Up and over door, light and power

Outside

Gardens hard landscaped front and rear in patio, flower beds, southernly aspect to rear boiler house oil boiler, oil tank, outside light and tap.

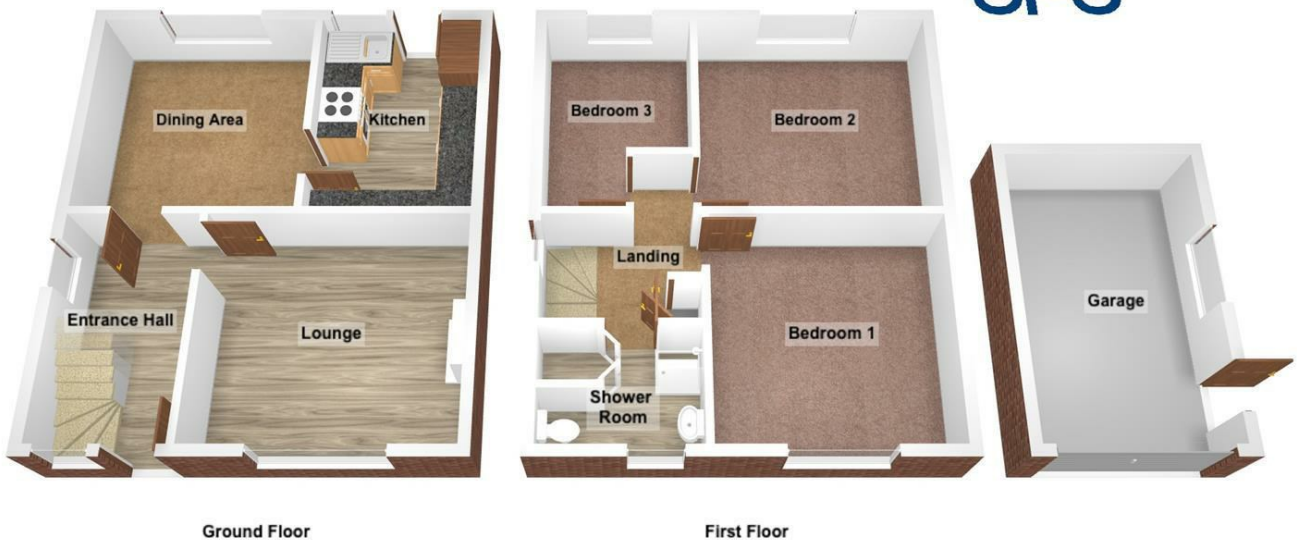


Directions



Floor Plan

33 Glenside Park, BELFAST, BT14 8BG

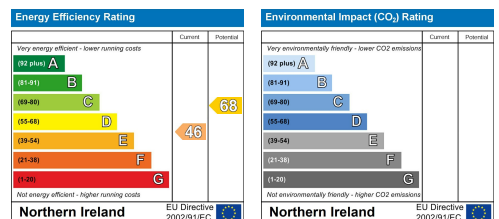


Ground Floor

First Floor

Total Area: 81.7 m² ... 880 ft² (excluding garage)
 All measurements are approximate and for display purposes only

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