



53 Glencairn Way , Belfast, BT13 3TF

**Offers In The Region Of
£120,000**

A Fabulous Luxuriously Appointed Town Terrace Holding A Superb Site Within This Highly Sought After Location..

An exceptional town terrace luxuriously appointed and modernised by the present owners holding a prime position within this most popular section of Glencairn. The richly appointed interior comprises, spacious lounge with bow window, contemporary fitted kitchen incorporating built-in oven and ceramic hob with dining area and modern white bathroom suite. The dwelling further offers upvc double glazed windows, exterior doors and vestibule doors, oil fired central heating, pvc fascia and eaves and extensive use of wood laminate floor coverings. Hard landscaped gardens front and rear with open aspect to front adds the finishing touches to a home perfect for the first time buyer or young married couple alike.

Immediate internal viewing strongly recommended.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	58	67
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

53 Glencairn Way

, Belfast, BT13 3TF



- Stunning Town Terrace
- Modern White Bathroom Suite
- Pvc Fascia And Eaves
- Highly Regarded Location
- 3 Bedrooms Lounge With Bow Window
- Upvc Double Glazed Windows
- Highest Presentation
- Luxury Fitted Kitchen With Dining
- Oil Fired Central Heating
- Hard Landscaped Gardens

Enclosed Entrance Porch

Upvc double glazed entrance door, wood laminate floor.

Open Entrance Hall

Upvc double glazed vestibule door, wood laminate floor.

Lounge

14'2" x 11'1" (4.34 x 3.38)

Bow window, wood laminate floor, panelled radiator.

Kitchen

17'7" x 11'1" (5.36 x 3.38)

Bowl and a half single drainer stainless steel sink unit, extensive range of high and low level units, formica worktops, built-in under oven and ceramic hob, stainless steel canopy extractor fan, fridge/freezer space, tall larder, plumbed for a washing machine, glass units, partly tiled walls, wood laminate floor.

Dining Area

Quarter panelled walls, recessed lighting. 13'6" x 9'4" (4.14 x 2.85)

Rear Lobby

Upvc double glazed vestibule door, storage cupboard, upvc double glazed rear door.

First Floor

Landing

Bathroom

Modern white suite comprising panelled bath, shower screen, telephone hand shower unit, vanity unit, low flush wc, pvc panelled walls, panelled radiator, pvc ceiling recessed lighting.

Bedroom

11'3" x 11'1" (3.44 x 3.38)

Built-in robe, wood laminate floor, panelled radiator.

Bedroom

13'6" x 9'4" (4.14 x 2.85)

Built-in robe, wood laminate floor, panelled radiator.

Bedroom

8'4" 8'0" (2.56 2.44)

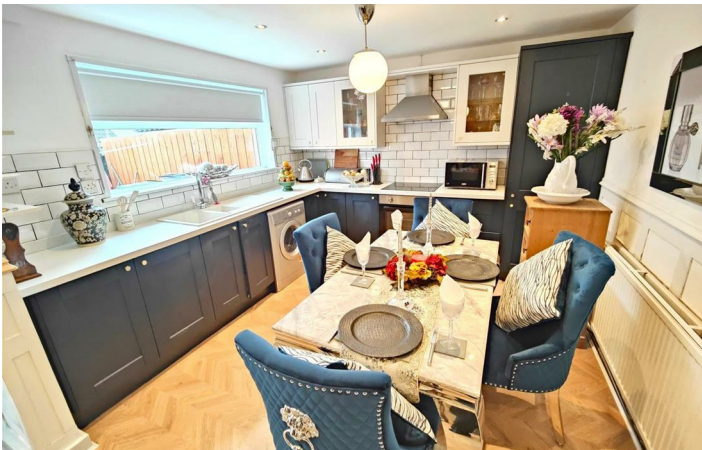
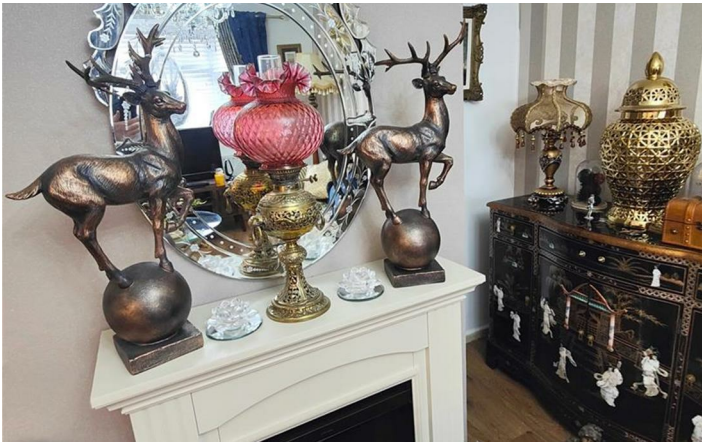
Exposed timber floor, panelled radiator.

Outside

Hard landscaped gardens front and rear in patio, garden shed, oil tank, oil fired central heating.

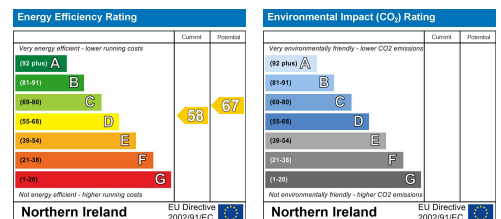


Directions



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