



103 Carrs Glen Park, Belfast, BT14 8HF

Offers Over £179,950

- Red brick semi detached villa highly popular and convenient location
- Lounge
- Conservatory
- Gas fired central heating/Double glazing in uPVC frames
- uPVC fascia and rainwater goods
- 3 Bedrooms (main with built in sliderobes)
- Dining room, open plan to kitchen
- Modern bathroom
- Enclosed garden to rear/Driveway to front
- Located close to excellent schools, shops and public transport facilities

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103 Carrs Glen Park is a well presented three bedroom red brick semi-detached home, ideally positioned in this highly popular and convenient location. Offering bright and well-proportioned accommodation throughout, the property comprises a welcoming lounge, an open plan kitchen/dining room perfect for everyday living and entertaining and a charming conservatory overlooking the rear garden. Upstairs, there are three comfortable bedrooms and a contemporary bathroom finished to a high standard. An interesting feature of this home is the spacious basement, complete with power and light, providing excellent storage. Externally, the property benefits from a private garden to the rear and a driveway to the front ensuring convenient off-street parking. Early viewing is highly recommended!



Council Tax Band:



GROUND FLOOR

ENTRANCE HALL

Laminate wood flooring, understairs storage with access to basement with light and power, shoe rack, uPVC front door, cornicing

LOUNGE

12'2" x 11'9"

Laminate wood flooring

DINING ROOM

9'10" x 11'11"

Cornicing, laminate wood flooring

KITCHEN

8'0" x 7'11"

Range of high and low level units, round edge worksurfaces, glazed display units, single drainer sink unit with feature tap and vegetable sink, stainless steel extractor hood, wall tiling, space for fridge freezer, cooking point

CONSERVATORY

9'10" x 7'11"

Laminate wood flooring, French doors to rear

FIRST FLOOR

LANDING

Access to floored roofspace, lighting, cornicing

BEDROOM (1)

11'11" x 7'10"

Built in slide robes, laminate wood flooring, views of Belfast, cornicing

BEDROOM (2)

11'10" x 10'1"

Laminate wood flooring, cornicing

BEDROOM (3)

8'8" x 8'0"

Laminate wood flooring, built in sliderobes, cornicing

BATHROOM

Jacuzzi bath with mixer tap, electric shower, ceramic tiled flooring, low flush W/C, pedestal wash hand basin, wall tiling, built in storage with Worcester boiler, PVC panelled ceiling

OUTSIDE

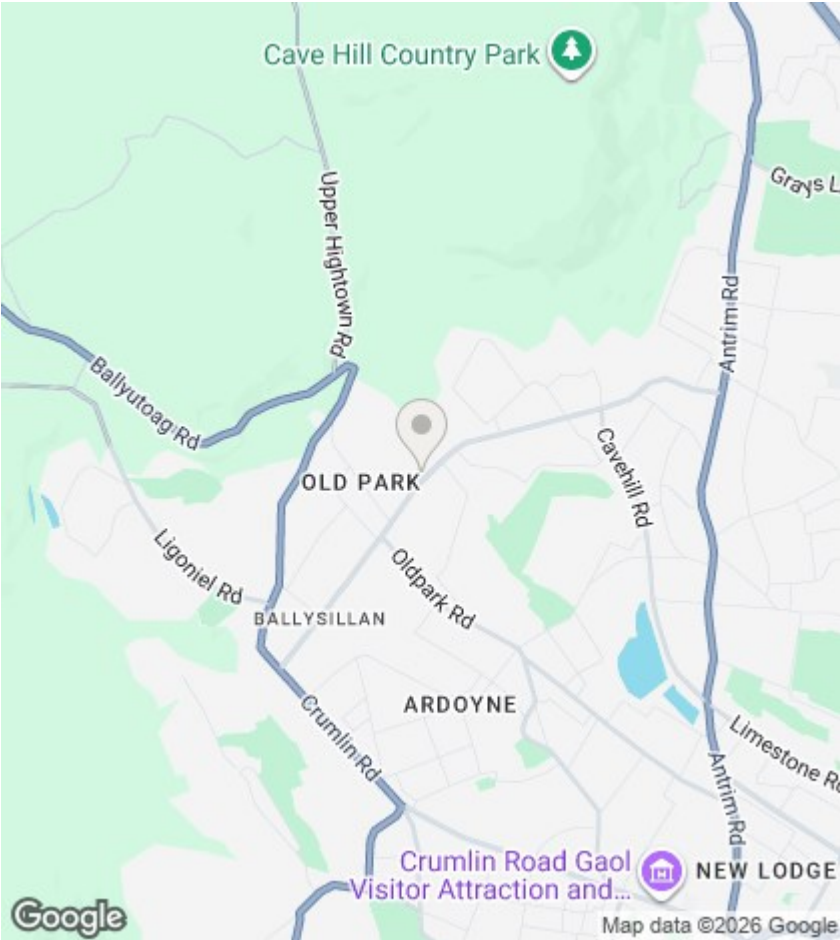
Front: Paved driveway, hedges, plants and shrubs, in lawn

Side: Paved driveway

Rear: Split level garden, paved patio area, shed with

power, in lawn, uPVC fascia and rainwater goods, hedges, plants and shrubs

The information contained within these particulars is intended as a guide only. Although prepared with care, its accuracy cannot be guaranteed and it does not form part of any contract. Interested parties should rely on their own enquiries and seek professional advice where necessary. We are happy to provide clarification on any specific points upon request. All measurements are given as approximate. Fixtures, fittings, and appliances have not been tested, and no warranty is offered regarding their condition or operation. Photographs are for illustrative purposes only and should not be assumed to represent items included in the sale unless specifically stated.



Directions

Viewings

Viewings by arrangement only. Call 028 90 800 000 to make an appointment.

EPC Rating:
D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC