



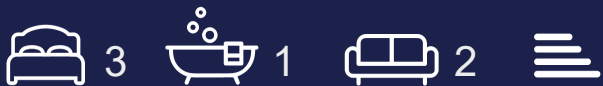
33 Glenbryn Parade, Belfast, BT14 7JQ

Offers Over £104,950

- Red-brick semi-detached property in a popular residential area
- 3 bedrooms
- Lounge with ceramic tiled flooring and French doors to:
- Dining room
- Fitted kitchen
- White bathroom suite
- Double glazing in uPVC frames
- Oil fired central heating
- Large garden to rear
- Priced to allow for modernisation

33 Glenbryn Parade, Belfast BT14 7JQ

This is a conveniently located semi-detached property situated in a highly popular area of North Belfast. The property is sure to appeal to a variety of purchasers from first time buyers to investors. We recommend viewing at your earliest convenience.



Council Tax Band:



GROUND FLOOR

RECEPTION HALL

Wood front door with glazed inset panels, ceramic tiled flooring.

LOUNGE

12'9" x 12'2"

Ceramic tiled flooring, French doors to:

DINING ROOM

8'1" x 7'11"

Ceramic tiled flooring

KITCHEN

9'1" x 7'7"

Fitted kitchen with high and low level units and contrasting round edge work surfaces, stainless steel sink unit with mixer tap and drainer, built in fan assisted oven, built in electric hob, overhead extractor canopy, plumbed for washing machine, wine rack. Built in storage cupboard.

REAR HALL

Door to rear of property.

FIRST FLOOR

LANDING

Access to roofspace, linen cupboard with water cylinder.

BEDROOM 1

12'2" x 9'10"

Laminate wood flooring, built in wardrobe.

BEDROOM 2

9'10" x 8'2"

Laminate wood flooring, built in wardrobe.

BEDROOM 3

8'11" x 8'1"

Laminate wood flooring, built in wardrobe.

BATHROOM

White bathroom suite, panelled bath with shower attachment, pedestal wash hand basin with under bench storage, ceramic tiled flooring. Separate W/C with part wall tiling.

OUTSIDE

Front: in driveway, patio area

Rear: boiler house with oil fired boiler, extensive lawn, water tap

This property is for sale under Traditional Auction

terms. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold.

With this auction method, an immediate exchange of contracts takes place with completion of the purchase required to take place within 28 days from the date of exchange of contracts.

The buyer is also required to make a payment of a non-refundable, part payment 10% Contract Deposit to a minimum of £6,000.00.

In addition to their Contract Deposit, the Buyer must pay an Administration Fee to the Auctioneer of 1.80% of the final agreed sale price including VAT, subject to a minimum of £2,400.00 including VAT for conducting the auction.

Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

Terms and conditions apply to the traditional auction method and you are required to check the Buyer Information Pack for any special terms and conditions associated with this lot.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.



Directions

Viewings

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

EPC Rating:

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	