



35 GLENHILL PARK, OFF FRUITHILL PARK, BELFAST, BT11 8GA



A substantial semi detached, extended, family home, well maintained and beautifully presented that enjoys an extensive, private and mature, landscaped, south facing site. Three bright bedrooms. Two separate reception rooms to include an extended luxury / family room open to an extended sunroom with feature bi folding doors. Extended, luxury fitted kitchen / dining area. Developed, floored and sheeted roofspace / Storage. Newly installed, luxury, contemporary fitted shower suite. Further garden room / bedroom with ensuite shower suite. Upvc double glazed windows. Gas fired central heating system. Extensive, private, south facing rear garden with raised seating covered area. Fantastic doorstep convenience within walking distance of schools / shops / leisure facilities / transport links. The Kennedy Centre, which include Sainsbury's, is close by, as is Lidl and Asda, beautiful parklands, and all the popular retail parks on Boucher Road. Well worth a visit. Chain free. Magnificent, well appointed, period family home difficult to find in today's market. Well worth a visit.

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			
		63	69

Northern Ireland EU Directive 2002/91/EC

OFFERS AROUND £289,950

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Key Features

- Substantial semi detached extended family home, well maintained and beautifully presented that enjoys a superb private south facing site.
- Two separate reception rooms to include an extended family room / sunroom with feature bi folding doors.
- Developed, floored and sheeted roofspace.
- Further garden room / bedroom with ensuite shower room.
- Gas fired central heating system.
- Three bright bedrooms / Bedroom with ensuite W.c.
- Extended luxury fitted kitchen / dining area.
- Newly installed contemporary fitted shower suite.
- Upvc double glazed windows.
- Extensive, private, south facing rear garden with fantastic doorstep convenience.





GROUND FLOOR

SPACIOUS ENTRANCE

HALL

Porcelain tiled floor, walk-in cloaks, storage understairs.

LOUNGE

12'0 x 11'11

Feature mahogany fireplace with inset and hearth, wooden effect strip floor, pvc wall coverings, feature bay window.

EXTENDED LIVING / FAMILY ROOM / SUNROOM

22'3 x 11'11

Feature shelving, feature media wall, extended into feature sunroom with Bi-Folding patio doors.

EXTENDED KITCHEN / DINING AREA

14'8 x 8'11

Range of high and low level units, feature marble worktops, 4 ring ceramic hob, overhead extractor hood, downlighters, wine cooler, integrated dishwasher, built-in oven and microwave.

FIRST FLOOR

BEDROOM 1

12'9 x 10'4

Built-in robes.

BEDROOM 2

12'1 x 11'9

ENSUITE W.C

Wash hand basin, W.c, tiling, ceramic tiled floor.

BEDROOM 3

8'0 x 7'0

Staircase to;

LUXURY WHITE SHOWER SUITE

Shower enclosure with thermostatically controlled shower unit, low flush w.c, wash hand basin with vanity unit, tiling, ceramic tiled floor, gas boiler.

DEVELOPED ROOFSpace

14'1 x 11'2

Floored and sheeted / Storage.

OUTSIDE

Extensive south facing, private, landscaped gardens laid in lawns, paving and planting, mature hedges, barbeque area with covered patio seating area.

GARDEN ROOM / BAR

15'1 x 9'9

Shower suite, low flush w.c, shower with electric shower, wash hand basin.

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UPS







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Questions you may have.

**Which mortgage would suit me best?
How much deposit will I need?
What are my monthly repayments going to be?**

To answer these and other mortgage related questions contact Andersonstown on .

Your home may be repossessed if you do not keep up repayments on your mortgage.

We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment. 18311365

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

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