



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	63	71
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

5 Glennor Crescent West,
Carryduff, BT8

Price £199,950

Reeds Rains

reedsrains.co.uk

5 Glennor Crescent West, Carryduff, Belfast, BT8
Asking Price £199,950

EPC Rating: D

A beautiful & extended family home in Carryduff.

DESCRIPTION

We are delighted to offer for sale for this stunning semi-detached home, in the ever popular area of Carryduff. Glennor Crescent West is situated just off the Hillsborough Road in a quiet cul-de-sac location, and is only a 15-20 minute drive to the Belfast City Centre.

On the ground floor, the home comprises a beautiful open plan living, dining & kitchen area with double doors leading to a further reception room and a convenient downstairs shower room. The first floor provides three very generous bedrooms, and a modern bathroom suite. Externally, there is a gated driveway to the front with ample car parking space, a paved front garden and a garage. To the rear, there is a decking area perfect for entertaining and also a lawn area. The property further benefits from PVC double glazing throughout, and a gas fired central heating system.

Due to the excellent condition and the accommodation of the home, we expect high levels of interest and would therefore advise early viewing to avoid disappointment.

GROUND FLOOR

Entrance Hall

A spacious entrance hall with PVC front door and solid wood flooring.

Living Room

13'4" x 10 (4.06m x 10)
A bright open plan living and dining space with an electric fire and solid wooden flooring throughout.

Kitchen & Dining Area

16'5" x 11'6" (5m x 3.5m)
A modern kitchen with an excellent range of high and low level units, island, drainer with

mixer tap, and integrated appliances to include a fridge freezer and dishwasher. There are also double doors leading to a further reception room.

Reception Room

17' x 9'8" (5.18m x 2.95m)
A further reception room with solid wooden flooring, two velux windows, patio doors to the rear, a downstairs shower room and garage access.

Downstairs Shower Room

9'8" x 6'2" (2.95m x 1.88m)
The shower room has a low flush wc., wash hand basin with large vanity unit, and shower cubicle with an electric shower unit. The shower room has been finished with tongue & groove ceiling panelling, and spots.

Garage

20'7" x 9'3" (6.27m x 2.82m)
The garage has been plumbed for a washing machine and drier.

FIRST FLOOR

Landing

The landing has a stained glass window and a slingsby ladder to the floored roof space.

Bedroom One

13'4" x 9' (4.06m x 2.74m)
Double bedroom with carpet and two built-in robes.

Bedroom Two

10' x 9'8" (3.05m x 2.95m)
Double bedroom with carpet and built in robe.

Bedroom Three

9'5" x 6'7" (2.87m x 2m)
A generous third bedroom with carpet and above-stair storage.

Bathroom

8'6" x 6'4" (2.6m x 1.93m)

A beautifully finished bathroom suite with tile dwalls, vinyl flooring, wash hand basin with mixer tap, bath with overhead shower unit, and a heated towel rail.

OUTSIDE

Externally there is a spacious driveway with a paved front garden, a garage, and decking & lawn areas to the rear.

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All Measurements
All Measurements are Approximate.

Laser Tape Clause

For full EPC please contact the branch.



All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.