

38 Grays Park Avenue, Belfast, BT8 7QE



- Semi-Detached Home
- 3 Well Proportioned Bedrooms
- 1+ Reception
- Modern Shaker Style Fitted Kitchen with Casual Dining Aspect
- White Family Bathroom Suite
- PVC Double Glazed/Gas Fired Central Heating
- Private Driveway for Off-Street Parking
- Beautifully Presented Throughout
- Popular Convenient Location
- Perfect Opportunity for First-time Buyers

PRICE Offers Over £149,950

Beautifully presented inside and out, this semi-detached home will ideally suit a variety of purchaser. Ideally located just off the Milltown Road, withing close proximity to a host of local amenities to include schools, shops, churches and main arterial routes. The property enjoys a well planned living layout, with 3 well proportioned bedrooms, 1+ receptions, a modern shaker style fitted kitchen and white bathroom suite. Externally the property further benefits from off street parking and well maintained gardens to the front and rear. An early viewing is highly recommended.

>Sales >New Homes >Commercial >Rentals >Mortgages

Antrim
12 Church Street
BT41 4BA
Tel: (028) 9446 6777

Ballyclare
51 Main Street
BT39 9AA
Tel: (028) 9334 0726

Glengormley
9A Ballyclare Road
BT36 5EU
Tel: (028) 9083 0803

ACCOMMODATION

GROUND FLOOR

Hardwood front door into well presented entrance hall. Quality laminate flooring.

LOUNGE

13'3 x 11'10 (4.04m x 3.61m)

Attractive feature marble fireplace with inset electric fire.

MODERN KITCHEN WITH CASUAL DINING AREA

19'0" x 8'2" (5.8 x 2.5)

Equipped with a comprehensive range of high and low level shaker style fitted units and contrasting work surfaces. Single drainer stainless steel sink unit with mixer tap. Plumbed for washing machine, space for free standing oven, space for free standing under counter fridge/freezer. Part tiled walls. quality laminate flooring. PVC double glazed French doors to rear.

FIRST FLOOR

Access to part floored roof space via Slingsby ladder.

BEDROOM 1

11'5" x 9'10" (3.49 x 3.0)

Dual window aspect.

BEDROOM 2

10'5" x 8'6" (3.2 x 2.6)

BEDROOM 3

8'10" x 8'2" at widest points (2.7 x 2.5 at widest points)

FAMILY BATHROOM SUITE

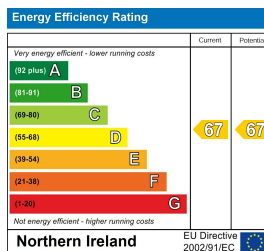
Comprising P-shaped panel bath with fixed shower screen, thermostatically controlled drench style shower and hand shower attachment over bath. Semi-pedestal wash hand basin with monobloc tap and a button flush WC. Tiled walls. tiled floor. PVC paneled ceiling with recessed down-lighting.

OUTSIDE

Neat well maintained garden to front laid in lawn with block paved walkways. Block paved driveway to side, accessed via twin gate for off street parking.

Private enclosed garden to rear, screened by perimeter fence and laid in part neat lawn with paved walkways. Brick storage sheds.

IMPORTANT NOTE TO ALL PURCHASERS: We have not tested any of the systems or appliances at this property.



Country Estates (N.I.) Ltd. for themselves and the Vendors of this property whose agents are, give notice that:

These particulars do not constitute any part of an offer or contract

All statements contained in these particulars as to this property are made without responsibility on the part of Country Estates (N.I.) Ltd. or the vendor

None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact

Any intending purchaser must satisfy himself or otherwise as to the correctness of the statement contained in these particulars

The vendor does not make or give, and neither Country Estates (N.I.) Ltd. nor any person in their employment, has any authority to make or give representation or warranty whatever in relation to this property.