

# For Sale

Offers Over: £279,950

SimonBrien



108 Glendale Park  
Belfast  
County Down  
BT8 6HS

[simonbrien.com](http://simonbrien.com)





The Four Winds in Southeast Belfast is an extremely popular residential location, which is favourable with young families and first time buyers who appreciate easy convenience to a host of amenities including shopping at Forestside Shopping Centre, local schooling, and transport routes to and from the City and other surrounding towns.

This particular semi-detached home is very well presented and has been extended downstairs to provide a superb open plan kitchen / dining / living room. There is a separate living room, three bedrooms, downstairs wc, modern bathroom. Externally there are pleasant gardens, driveway parking and a detached garage.

Semi-detached homes in this location have consistently proved extremely popular with no hesitation in encouraging a viewing at your earliest convenience by private appointment through our South Belfast office on 028 9066 8888.



## Accommodation

**uPVC double glazed front door to**

### Entrance Hall

Oak strip flooring

### Cloakroom

Low flush wc, wash hand basin, ceramic tiled floor

### Living Room

13'5" x 11'2" (4.1m x 3.4m):

Oak wood strip flooring, carved wooden fireplace with polished granite hearth, cornice ceiling.

### Modern fully fitted kitchen open plan to casual dining & living

26'7" x 20' (8.1m x 6.1m):

Extensive range of high and low level units, wood block effect worktops, single drainer 1.5 bowl stainless steel sink unit with mixer tap, integrated fridge and freezer, cooker access, kitchen island unit, plumbed for washing machine and dishwasher, ceramic tiled floor, Velux windows, uPVC double glazed patio doors to decking and garden.





**First floor landing**

Slingsby type ladder to majority floored roofspace with Velux window.

**Bedroom 1**

13'1" x 11'2" (4m x 3.4m):  
Range of built-in wardrobes.

**Bedroom 2**

12'10" x 9'10" (3.9m x 3m):  
Two double built-in wardrobes.

**Bedroom 3**

9'2" x 7'10" (2.8m x 2.4m):  
Light oak wood flooring, double built-in wardrobe with drawers.

**Bathroom**

Modern white suite comprising panelled bath with mixer tap, pedestal wash hand basin, vanity unit, fully tiled built-in shower cubicle with built-in shower unit, heated towel rail, part tiled walls, ceramic tiled floor.

**Outside**

Enclosed and private rear gardens in lawn and decking.

**Detached Garage**

17'9" x 9'2" (5.4m x 2.8m):  
Light and power.



### Special Features & Services

- Attractive Extended Semi-Detached Property
- Three Generous Bedrooms
- Living Room With Open Fire
- Extended Luxury Fitted Kitchen Open Plan To Dining & Living Area
- Modern Bathroom Suite
- Gas Heating
- Downstairs WC
- uPVC Double Glazing
- Tarmac Driveway Parking
- Electric Car Charger
- Detached Garage
- Well Presented Accommodation Throughout
- Gardens To Front & Rear & Paved Sitting Area
- Popular & Convenient Location Close To Local Schooling, Amenities & Transport Routes



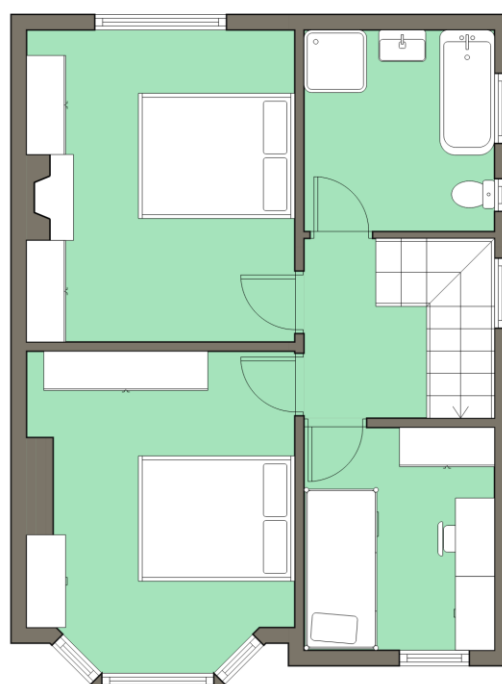
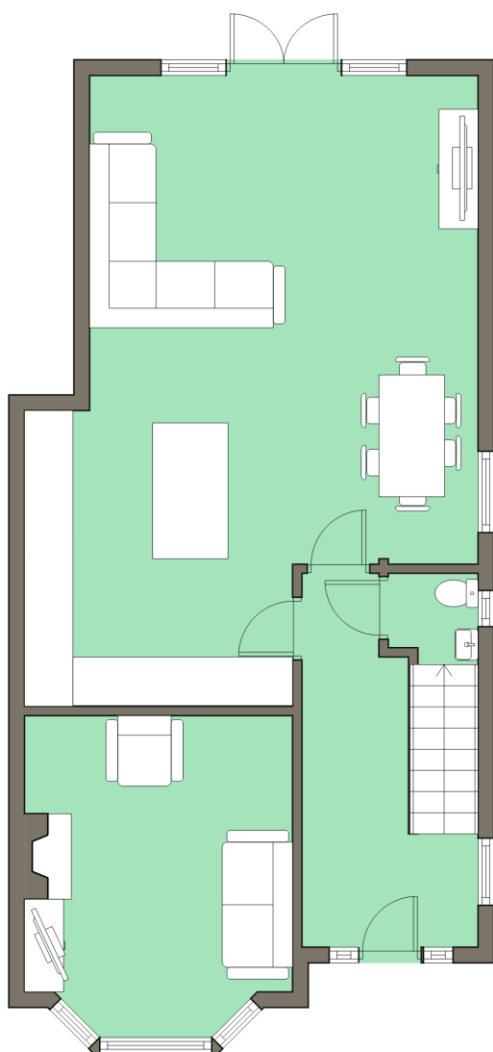












#### VALUER

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# SimonBrien



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	72 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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