



## 23 Glenburn Park , Belfast, BT14 6TF

**Offers Over £375,000**

Stunning Refurbished And Re-Modelled Luxury Double Fronted Semi Detached Family Home.

Stunning double fronted semi detached residence which has been refurbished and modernised to the highest standard in recent years overflowing with luxury features within this beautiful tree lined Avenue. The generously proportioned interior comprises 4 bedrooms, master bedroom with en-suite, 2 + reception rooms, two into bay, luxury fitted kitchen with dining area and modern white bathroom suite complete with separate shower cubicle and freestanding bath. The dwelling further offers downstairs furnished cloakroom, extensive utility room, gas central heating, recently installed uPvc double glazed windows, extensive use of ceramic and wood laminate floor coverings and has undergone comprehensive refurbishment works in recent years. Mature hard landscaped side and rear with ample carparking combines with this most sought after location with many excellent amenities within walking distance makes this the perfect family home - Early Viewing is strongly recommended.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC

# 23 Glenburn Park

, Belfast, BT14 6TF



- Stunning Double Fronted Red Brick Semi Detached Villa
- 4 Bedrooms 2+ Reception Rooms
- Master Bedroom With En-Suite
- Luxury Fitted Kitchen With Dining
- Deluxe White Bathroom Suite
- Gas Central Heating
- Upvc Double Glazed Windows
- Furnished Cloakroom Utility Room
- Private Hard Landscaped Gardens
- Sought After Tree Lined Avenue

**Entrance Porch**  
Upvc double glazed entrance door, Lvf flooring.

**Entrance Hall**  
Vestibule door, wood laminate floor, panelled radiator.

**Furnished Cloakroom**  
White suite comprising wash hand basin, low flush wc, ceramic tiled floor, partially tiled floor..

**Lounge**  
15'5" x 10'11" into (4.71 x 3.34 into)  
Attractive fireplace with tiled inset, picture rail, corniced ceiling, wood laminate floor, double panelled radiator.

**Living Room**  
17'5" x 12'0" into bay (5.31 x 3.68 into bay)  
Attractive fireplace with tiled inset, picture rail, corniced ceiling, double panelled radiator.

Open plan to:

**Kitchen**  
Single drainer stainless steel sink unit, extensive range of high and low level units, woodblock worktops, built-in ceramic hob, steel under oven, stainless steel canopy extractor fan, integrated dish washer, fridge freezer space, ceramic tiled floor, partially tiled walls, panelled radiator.

**Snug**  
11'5" x 10'6" (3.49 x 3.22)  
Attractive fireplace with tiled inset, built-in storage, double panelled radiator.

**Utility**  
16'11" x 8'7" at widest (5.17 x 2.64 at widest)  
Range of low level units, wood block worktops, plumbed for washing machine, fridge freezer space, concealed gas boiler, pvc door to rear, pvc door to side, ceramic tiled floor, partially tiled floor.

**First Floor**  
Landing. access to roofspace.

**Bathroom**  
Deluxe white suite comprising free standing bath, pedestal wash hand basin, low flush wc, fully tiled shower cubicle, drench style thermostatically controlled shower, telephone handset shower, partly tiled walls, 1/4 panelled walls, ceramic tiled floor, chrome radiator.

**Bedroom**  
11'3" x 11'3" (3.43 x 3.45)  
Cornice ceiling, panelled radiator.

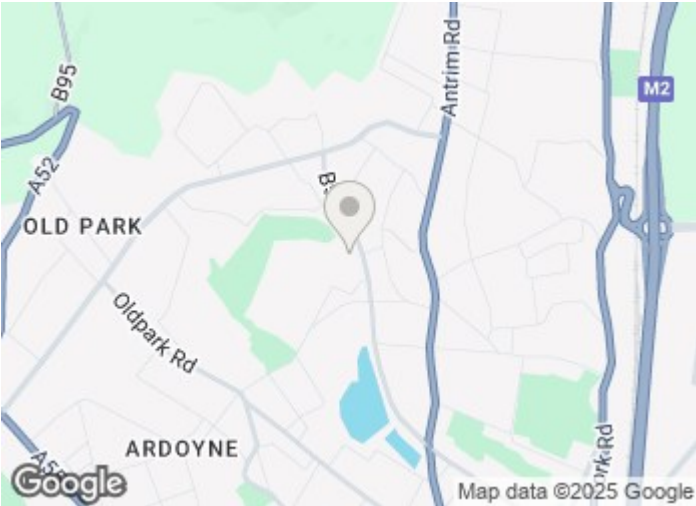
**Bedroom**  
11'11" x 12'10" (3.65 x 3.92)  
Double panelled radiator.

**Bedroom**  
12'8" x 12'1" (3.87 x 3.69)  
Panelled radiator.

**Bedroom**  
17'5" x 12'2" into bay (5.31 x 3.72 into bay)  
Picture rail, corniced ceiling, shelving, double panelled radiator.

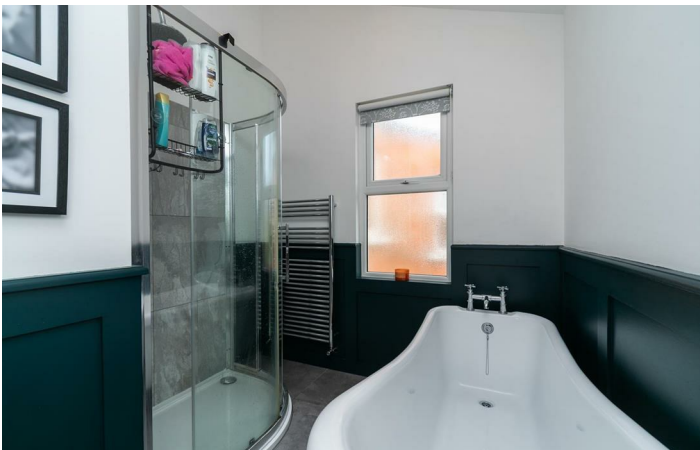
**En-Suite**  
White suite comprising wash hand basin, low flush wc, fully tiled shower cubicle, thermostatically controlled telephone handset shower, ceramic tiled floor, partially tiled walls, chrome radiator.

**Outside**  
Front garden in mature lawn and hedging, Ample driveway parking via ornate entrance gates. Hard landscaped side and rear garden in stones and timber decking, outside light and tap.



## Directions





Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

