



## 32 Carrs Glen Park, Belfast, BT14 8HE

Offers Over £104,950

- Semi detached villa in highly popular and convenient location
- Lounge
- Kitchen
- Enclosed garden to rear, driveway to front
- Mostly double glazed
- 3 Bedrooms
- Dining room
- Bathroom
- Oil fired central heating
- In need of modernisation and has been priced accordingly

# 32 Carrs Glen Park, Belfast BT14 8HE

Located in this ever popular area of North Belfast, 32 Carrs Glen Park presents an excellent opportunity for buyers seeking a home with potential. Priced to reflect the need for modernisation, this property offers generous accommodation and the chance to add value. Internally, the house comprises 3 bedrooms, two well proportioned reception rooms, a kitchen and a bathroom. Additional benefits include oil fired central heating and a convenient residential setting close to local amenities, schools and transport links. Properties of this nature and location rarely remain on the market for long, therefore early viewing is highly recommended for all interested parties.



Council Tax Band:



## **GROUND FLOOR**

### **ENTRANCE HALL**

Understairs storage, wall panelling

### **LOUNGE**

12'3" x 9'11"

Feature cornicing

### **DINING ROOM**

10'10" x 10'0"

Cornicing, tiled hearth

### **KITCHEN**

15'6" x 6'4"

Range of high and low level units, round edge worksurfaces, single drainer stainless steel sink unit, fluorescent light, plumbed for washing machine, oil fired boiler, cooker point

## **FIRST FLOOR**

### **LANDING**

Access to roofspace

### **BEDROOM (1)**

10'9" x 9'11"

### **BEDROOM (2)**

12'4" x 8'8"

Plus built in wardrobes

### **BEDROOM (3)**

6'5" x 6'4"

Built in wardrobe, built in cupboard

### **BATHROOM**

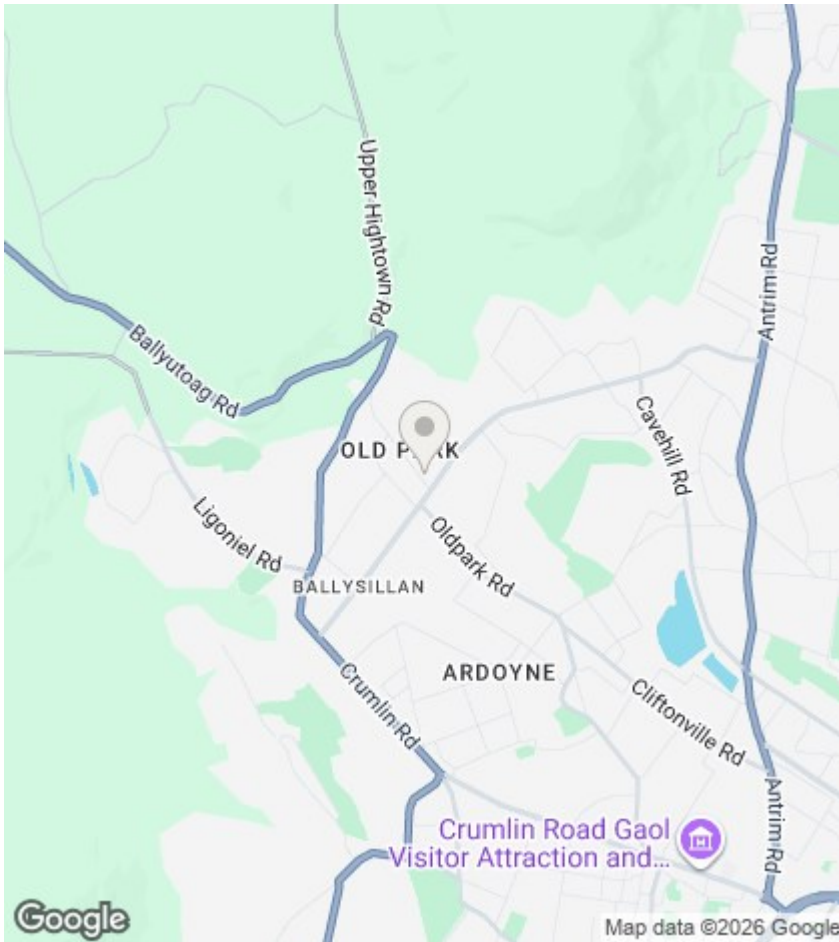
PVC bath unit with mixer taps, electric shower, shower screen, low flush W/C, pedestal wash hand basin, wall tiling, hot press with copper cylinder

### **OUTSIDE**

Front: Driveway, in stones, in hedges, plants, trees and shrubs

Side: Driveway, storage

Rear: In lawn, plants, trees and shrubs, in paving, uPVC oil storage tank, outside light, shed



## Directions

## Viewings

Viewings by arrangement only. Call 028 90 800 000 to make an appointment.

## EPC Rating:

E

