



33 Glenbryn Parade, Belfast, BT14 7JQ

Offers Over £104,950

- Red-brick semi-detached property in a popular residential area
- Lounge with ceramic tiled flooring and French doors to:
- Fitted kitchen
- Double glazing in uPVC frames
- Large garden to rear
- 3 bedrooms
- Dining room
- White bathroom suite
- Oil fired central heating
- Priced to allow for modernisation

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This is a conveniently located semi-detached property situated in a highly popular area of North Belfast. The property is sure to appeal to a variety of purchasers from first time buyers to investors. We recommend viewing at your earliest convenience.



Council Tax Band:



GROUND FLOOR

RECEPTION HALL

Wood front door with glazed inset panels, ceramic tiled flooring.

LOUNGE

12'9" x 12'2"

Ceramic tiled flooring, French doors to:

DINING ROOM

8'1" x 7'11"

Ceramic tiled flooring

KITCHEN

9'1" x 7'7"

Fitted kitchen with high and low level units and contrasting round edge work surfaces, stainless steel sink unit with mixer tap and drainer, built in fan assisted oven, built in electric hob, overhead extractor canopy, plumbed for washing machine, wine rack. Built in storage cupboard.

REAR HALL

Door to rear of property.

FIRST FLOOR

LANDING

Access to roofspace, linen cupboard with water cylinder.

BEDROOM 1

12'2" x 9'10"

Laminate wood flooring, built in wardrobe.

BEDROOM 2

9'10" x 8'2"

Laminate wood flooring, built in wardrobe.

BEDROOM 3

8'11" x 8'1"

Laminate wood flooring, built in wardrobe.

BATHROOM

White bathroom suite, panelled bath with shower attachment, pedestal wash hand basin with under bench storage, ceramic tiled flooring. Separate W/C with part wall tiling.

OUTSIDE

Front: in driveway, patio area

Rear: boiler house with oil fired boiler, extensive lawn, water tap



Directions

Viewings

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

EPC Rating:

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