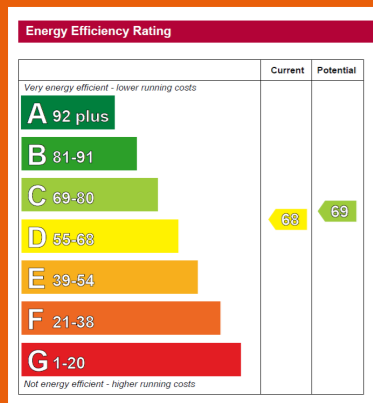


£219,950



Bennett Estate Agents are delighted to offer for sale this stunning family home. Glenholm Park is situated within a desirable location, close to many leading primary and grammar schools, Tesco Newtownbreda, Forestside Shopping Complex, and with the City Centre only a short distance away via the many transport links to include Cairnshill Park & Ride. This superb property offers modern and adaptable accommodation throughout. Externally the property benefits from a well-maintained, enclosed rear garden laid in lawn with mature shrubbery and paviour patio area, and enclosed front garden with generous driveway parking and access to garage. Without a doubt this is a home of superior quality, full of modern features and elegant finishes. The property is likely to appeal to families and couples wanting space, privacy and quality and we encourage an internal appraisal at your earliest convenience.

**Disclaimer**  
These particulars do not constitute any part of an offer or Contract. None of the statements contained in these details are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained herein. None of the appliances in this property have been tested and no warranty is given regarding their useful life. Neither the Vendor nor BENNETT (or its employees) makes, gives or implies any representations or warranty whatever in relation to this property. All dimensions are approximate. Floor plans are not to scale, are for identification purposes only and must not be used for ordering /purchasing floor coverings.

# Features

- A beautiful semi-detached property positioned within a highly sought-after residential location.
- The property is sure to appeal to a wide range of purchasers due to its locality to a number of leading schools including Cairnshill Primary.
- Spacious living room with gas fireplace.
- Open plan contemporary fitted kitchen with breakfast bar leading to dining area and snug, ideal for relaxing and entertaining.
- Three well-presented and proportioned bedrooms.
- Modern family bathroom with three-piece suite.
- Cloakroom with W/C and under stairs storage.
- Well maintained, enclosed rear garden with patio seating area and front garden laid in lawn.
- Secure, ample driveway parking to the front, with access to integral garage and utility area.
- Gas fired central heating and uPVC double-glazed windows throughout.
- A fine home within close proximity to a host of social and recreational amenities afforded by the Ormeau & Ravenhill Roads.
- Early inspection is highly recommended.

# Comprises

## HALLWAY:

Laminate wood flooring. Enclosed under stairs storage.

## CLOAKROOM:

Low flush W/C. Free standing wash hand basin with mixer taps and tiled splashback. Laminate wood flooring. Extractor fan.

## LIVING ROOM:

4.77m x 4.00m (15'8" x 13'1")

At widest points. Feature fireplace with gas, coal effect fire and stone surround, tiled hearth. Concealed spotlights.

## OPEN PLAN KITCHEN TO DINING AREA:

6.29m x 4.93m (20'8" x 16'2")

At widest points. Two Velux windows. Tiled floor. French doors leading to enclosed rear garden with paved patio.

## KITCHEN:

Excellent range of high and low-level units with breakfast bar. Stainless steel 1.5 single drainer sink unit with mixer taps. Superb range of integrated appliances to include dishwasher, fridge-freezer, integrated oven and oven/grill. Integrated five ring gas hob with glass splashback. Chimney style extractor fan. Concealed spotlights. Tiled floor.

## INTEGRAL GARAGE:

6.07m x 3.64m (19'11" x 11'11")

Plumbed for washing machine and tumble dryer. Fitted units. Single drainer sink unit with mixer taps. Up and over door.

## LANDING:

Access to roof space.

## BEDROOM (1):

3.64m x 2.59m (11'11" x 8'6")

At widest points. Floor to ceiling sliding wardrobes.

## BEDROOM (2):

3.11m x 2.88m (10'2" x 9'5")

Floor to ceiling sliding wardrobe.

## BEDROOM (3):

2.63m x 1.95m (8'8" x 6'5")



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## BATHROOM:

2.07m x 1.63m (6'10" x 5'4")

Three-piece white suite comprising curved, panelled bath with shower screen and attachment. Pedestal wash hand basin with mixer taps and low flush W/C. Heated towel rail. Tiled floor and tiled walls. Concealed spotlights.

## OUTSIDE:

Delightful enclosed rear garden comprising mature shrubbery, and paved patio. Small enclosed garden laid in lawn to the front with ample driveway and garage.

## LOCATION:

Travelling on the Cairnshill Road, at the roundabout take the first left on to Newtown Park. Continue straight on. Turn right on to Glenholm Park. No. 122 is on the right-hand side.

