



3 Glantrasna Drive

, Belfast, BT15 3FQ

Offers in the region of £147,500



This beautifully presented 3 storey terrace townhouse has been recently modernised and is sitting ready for a new owner to move in! The accommodation comprises an inviting tiled entrance hall, a large, open plan living dining room and a contemporary grey fitted kitchen with a range of integrated appliances. There are three very well proportioned bedrooms and a generous bathroom with a modern 4 piece suite comprising both bath and separate shower cubicle. The property also benefits from gas central heating and double glazing

This location is very convenient also, the property is close to a number of schools, parks and leisure facilities along with Belfast City Centre approx 2 miles away, offering a vast range of services and amenities,

Entrance Hall

Composite entrance door, porcelain tiled floor, antique style radiator cover, staircase to first floor and door to:

Living Dining Room 24'6" x 10'5" (7.48 x 3.18)

Double glazed bay window to front, double glazed window to rear, porcelain tiled floor, radiator, under stairs storage cupboard

Kitchen 12'7" x 6'10" (3.86 x 2.10)

Beautiful contemporary grey fitted kitchen with white marble effect worktops, single drainer sink unit with mixer tap, integrated electric oven, 4 ring hob and extractor hood over, space and plumbed for washing machine, space for fridge freezer and tumble dryer, porcelain tiled floor, radiator, double glazed window and door to rear courtyard garden,

Bedroom 1 13'9" x 10'5" (4.2 x 3.2)

Superb double bedroom with 2 x double glazed windows to front, radiator and laminate wooden floor

Bedroom 2 10'5" x 6'10" (3.2 x 2.1)

2 x built in robes, double glazed window to rear, radiator, laminate wooden floor

Bedroom 3 13'5" x 10'9" (4.09 x 3.3)


Large double bedroom with pvc double glazed window to front, laminate wooden floor, radiator

Bathroom 10'5" x 8'2" (3.2 x 2.5)

Substantial size bathroom comprising a modern 4 piece suite including a panelled bath with contemporary mixer taps and shower attachment, a separate shower cubicle with electric shower, wash hand basin with vanity unit under, close coupled wc, double glazed velux window to rear, heated towel rail, access to roofspace

Outside

Spacious courtyard garden

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

Energy Efficiency Graph



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