



## 21 Glencairn Way , Belfast, BT13 3TF

**Offers Over £120,000**

Stunning Luxuriously Appointed End Of Terrace Holding A fabulous Corner Site Affording Far Reaching Views Of The City.

Holding a prime position within this ever popular location, this extensively refurbished and luxuriously appointed end of terrace will have immediate appeal. The richly appointed interior comprises 3 bedrooms, superb roofspace storage, spacious lounge with bow window, contemporary luxury fitted kitchen incorporating stainless steel range with double ovens a 5 ring gas hob, American fridge/freezer with island style dining area. The dwelling further offers gas fired central heating, utility area, newly installed Pvc fascia and eaves with new rainwater goods, Upvc double glazed windows and exterior doors with patio doors to rear, extensive use of wood strip and slate floor coverings and has been maintained to the highest possible standard through out. Hard landscaped gardens with excellent side garden plus far reaching views of the city and low outgoings add the finishing touches to a home ideally suited to the first time buyer or young married couple alike.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A (92 plus)		
B (81-91)			
C (69-80)			
D (55-68)		59	65
E (39-54)			
F (21-38)			
G (1-20)			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	



# 21 Glencairn Way

, Belfast, BT13 3TF



- Stunning End Of Terrace
- 3 Bedrooms, Superb Roofspace Storage
- Spacious Lounge Bow Window
- Luxury Fitted Range Kitchen
- Contemporary White Bathroom
- Upvc Double Glazed Windows
- Gas Central Heating
- Highest Presentation
- Superb Corner Site
- Panoramic Views Over The City.

### Extended Entrance Porch

Upvc double glazed entrance door.

### Entrance Hall

Panelled radiator, wood strip floor, recessed lighting

### Lounge

13'11" x 11'4" (4.26 x 3.47)

Bow window, wood strip floor, recessed lighting.

### Kitchen

17'3" x 10'10" (5.28 x 3.32)

Double bowl stainless steel sink unit, extensive range of high and low level units, formica worktops, Kenwood range double oven with 5 ring gas hob, stainless steel canopy extractor fan, stainless steel splash back, American fridge/freezer, tall larder, twin dresser units, wine rack, Island style unit with breakfast bar dining, Upvc double glazed patio doors, slate tiled floor, recessed lighting, feature cast iron radiator.

### Rear Lobby

Panelled radiator.

### Utility Cupboard

Plumbed for washing machine, wall mounted gas boiler.

### First Floor

Access to roofspace.

### Bathroom

Modern white suite comprising panelled bath, shower screen, drench shower, thermostatically controlled shower unit, vanity unit, low flush wc, pvc panelled walls, recessed lighting, pvc ceiling, chrome radiator.

### Bedroom

13'0" x 10'7" (3.98 x 3.23)

Built-in wardrobe, wood laminate floor covering, panelled radiator, recessed lighting.

### Bedroom

14'0" x 10'11" (4.29 x 3.35)

Built-in wardrobe, wood laminate floor covering, panelled radiator, recessed lighting.

### Bedroom

9'7" x 8'2" (2.93 x 2.50)

Double panelled radiator.

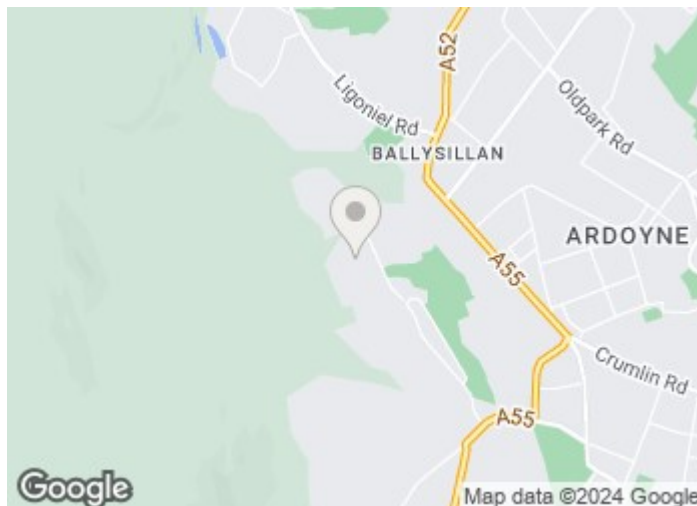
### Roofspace Storage

17'10" x 13'0" (5.44 x 3.97)

Twin velux roof lights, recessed lights

### Outside

Hard landscaped gardens front side and rear in patio and stone chip. Outside light and tap patio area panoramic views over the city. Garden shed.



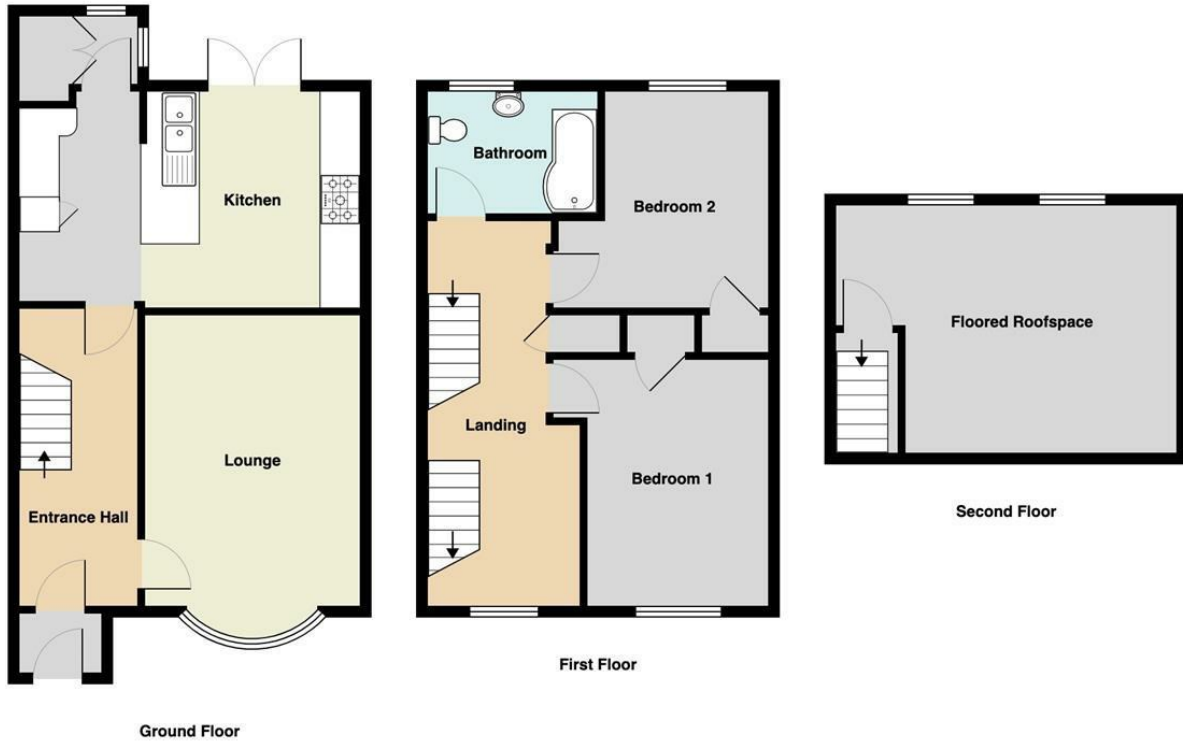
### Directions





# Floor Plan

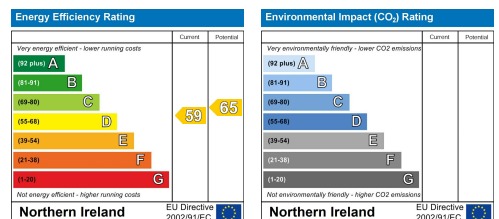
21 Glencairn Way, BELFAST, BT13 3TF



Total Area: 105.4 m<sup>2</sup> ... 1135 ft<sup>2</sup>

All measurements are approximate and for display purposes only

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



ULSTERPROPERTYSALES.CO.UK

- ANDERSONSTOWN 028 9060 5200
- BALLYNAHINCH 028 9756 1155
- CAUSEWAY COAST 0800 644 4432
- FORESTSIDE 028 9064 1264
- NEWTOWNARDS 028 9181 1444
- BALLYHACKAMORE 028 9047 1515
- BANGOR 028 9127 1185
- CAVEHILL 028 9072 9270
- GLENGORMLEY 028 9083 3295
- RENTAL DIVISION 028 9070 1000
- BALLYMENA 028 2565 7700
- CARRICKFERGUS 028 9336 5986
- DOWNPATRICK 028 4461 4101
- MALONE 028 9066 1929



John McLarnon trading under licence as Ulster Property Sales (Cavehill)  
 @Ulster Property Sales is a Registered Trademark