

## 109 Carrs Glen Park , Belfast, BT14 8HF

**Offers In The Region Of  
£124,950**

Handsome Red Brick Semi Detached Villa Situated Within This Much Admired Residential Location.

Holding an excellent position within this ever popular and sought after location close to schools, shops and public transport. The spacious interior comprises 3 bedrooms, through lounge into bay, fully fitted kitchen incorporating built-in oven and hob and modern white bathroom suite. The dwelling further offers gas central heating, uPvc double glazed windows, downstairs furnished cloakroom, pvc fascia and eaves, extensive use of ceramic and wood laminate floor coverings and has benefited from a modernisation programme in past times.

Hard landscaped gardens front with patio rear with off street carparking makes this the perfect home Ideally suited to the young married couple or first time buyer, immediate inspection is highly recommended.

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			
		57	74
<b>Northern Ireland</b>		EU Directive 2002/91/EC	

# 109 Carrs Glen Park , Belfast, BT14 8HF



- Handsome Red Brick Semi Detached Villa
- Gas Central Heating
- Pvc Fascia & Eaves
- Excellent Fitted Kitchen
- Upvc Double Glazed Windows
- 3 Bedrooms Through Lounge
- Classic White Bathroom
- Downstairs Wc

## ENTRANCE HALL

Upvc double glazed entrance door, 12'2" x 6'7" (3.71 x 2.01) wood laminate floor covering, under stairs storage, gas boiler.

## FURNISHED CLOAKROOM

White suite comprising wash hand basin, low flush wc, ceramic tiled floor, recessed lighting, chrome radiator.

## THROUGH LOUNGE INTO BAY

22'0" x 10'2" (6.71m x 3.10m )  
Panelled radiator, wood laminate floor, recessed lighting.

## DINING AREA

Wood laminate floor, recessed lighting.

## KITCHEN

12'2" x 6'7" (3.71 x 2.01)  
Single drainer stainless steel sink unit, range of high and low level units, formica worktops, built-under oven and gas hob, stainless steel canopy extractor fan, fridge/freezer space, plumbed for washing machine, partly tiled walls, ceramic tiled floor, uPvc double glazed rear door.

## FIRST FLOOR

Landing

## BATHROOM

White suite comprising panelled bath, telephone hand shower, shower screen, pedestal wash hand basin, low flush wc, partly tiled

walls, recessed lighting, ceramic tiled floor, panelled radiator.

## BEDROOM INTO BAY

12'4" x 10'1" (3.76m x 3.07m )  
Recessed lighting, double panelled radiator.

## BEDROOM

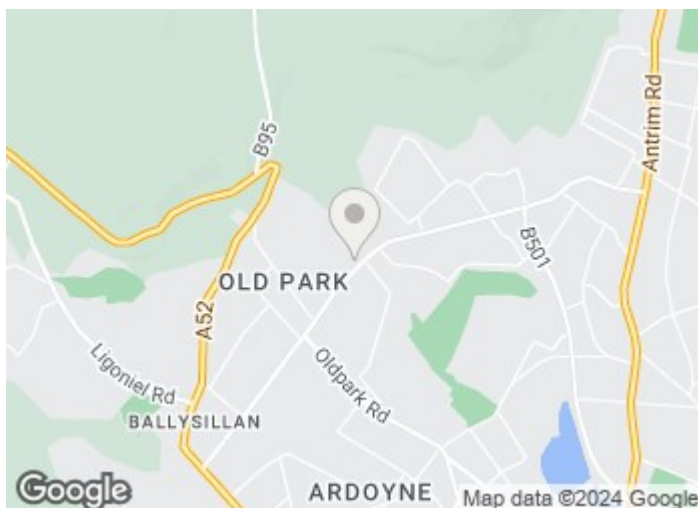
11'2" x 10'1" (3.42 x 3.08)  
Panelled recessed, recessed lighting.

## BEDROOM

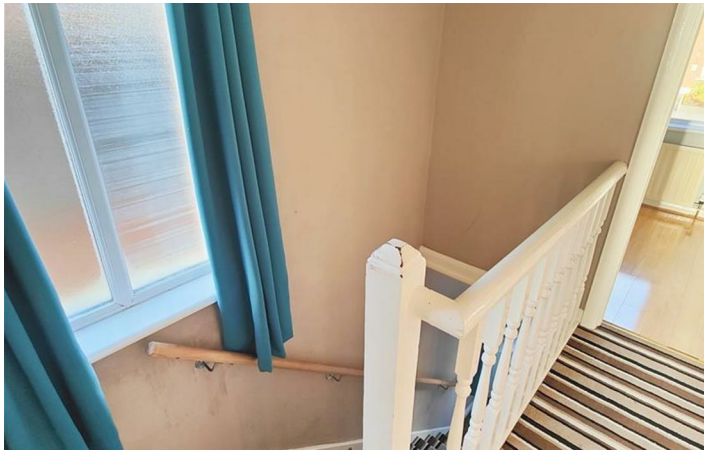
6'9" x 6'7" (2.07 x 2.02)  
Panelled radiator, wood laminate floor.

## OUTSIDE

Hard landscaped gardens front and rear in stone chip and patio. Paved driveway.

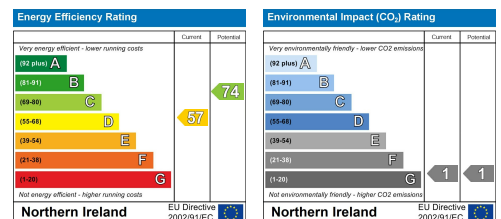


## Directions



# Floor Plan

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