

34 Glenrosa Link , Belfast, BT15 2HJ

**Offers In The Region Of
£139,950**

A Spacious Modern Built Town Terrace Holding A Court Yard Setting Close To The City.

A fabulous opportunity to purchase a magnificent modern built mid terrace conveniently positioned to the City, Belfast's New University and Cityside Shopping Centre. The modern interior comprises 5 bedrooms, spacious lounge, excellent fitted kitchen with dining area off, utility cupboard and white bathroom suite. The dwelling further offers uPvc double glazed windows, gas central heating, potential for downstairs wc, Bow window to lounge, and extensive use of wood laminate and ceramic floor coverings.

Hard landscaped gardens front and rear with court yard carparking makes this a home which will have immediate appeal to the growing family or investor alike.

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		60	70
EU Directive 2002/91/EC			

34 Glenrosa Link

, Belfast, BT15 2HJ



- Substantial Modern Constructed Town Terrace
- White Bathroom Suite
- Court Yard Setting
- 5 Bedrooms Spacious Lounge
- Upvc Double Glazed Windows
- Minutes From The City
- Superb Fitted Kitchen With Dining
- Gas Central Heating

Entrance Hall

Upvc double glazed entrance door, ceramic tiled floor, panelled radiator.

Lounge

17'10" x 15'5" (5.44 x 4.72)
Bow window, double panelled radiator, wood L V floor, hole in wall fireplace.

Kitchen

17'10" x 12'4" (5.46 x 3.77)
Bowl and a half stainless steel sink unit, range of high and low level units, formica worktops, range space, canopy extractor fan, tall larder, fridge freezer space, partly tiled walls, ceramic tiled floor.

Dining Area

Island unit with breakfast bar.

Rear Lobby

Upvc double glazed rear door.

Utility- Cloakroom

Plumbed for wc, plumbed for washing machine, tumble dryer space.

First Floor

Landing, wood strip floor,, airing cupboard, built-in robe

Bathroom

White suite comprising disabled shower, 18'0" x 11'8" (5.51 x 3.56) thermostatically controlled shower unit, vanity unit, low flush wc, part tiled walls, pvc ceiling, recessed lighting.

Bedroom

12'9" x 11'4" (3.90 x 3.47)
Wood laminate floor, built -in robe, panelled radiator.

Bedroom

17'8" x 11'3" (5.40 x 3.45)
Walk-in wardrobe, wood strip floor, panelled radiator.

Second Floor

Landing, panelled radiator

Bedroom

11'4" x 10'6" (3.46 x 3.21)
Velux rooflight, under eaves storage, wood laminate floor.

Bedroom

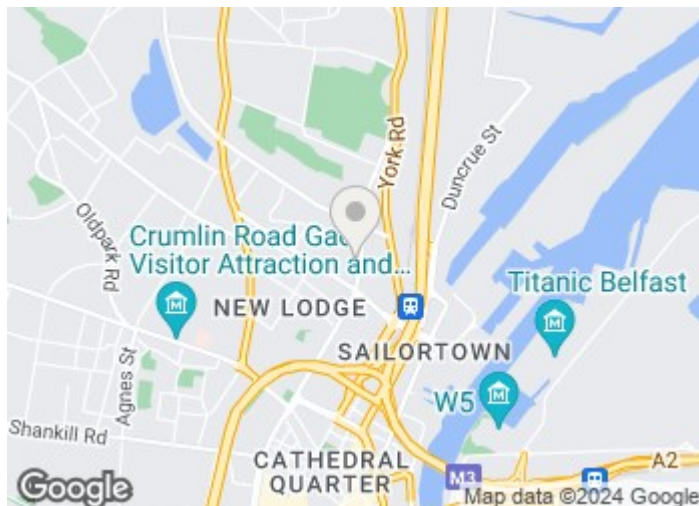
18'0" x 11'8" (5.51 x 3.56)
Wood laminate floor, dormer window.

Bedroom

10'8" x 6'4" (3.27 x 1.95)
No natural light, panelled radiator.

Outside

Court yard setting carparking enclosed hard landscaped rear garden in patio, outside tap.

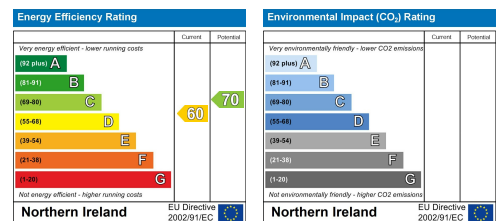


Directions



Floor Plan

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