


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	<b>70</b>	<b>72</b>
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

77 Glenview Avenue,  
Belfast,  
County Antrim, BT5

**Asking Price: £230,000**

 **Reeds Rains**

[reedsrains.co.uk](http://reedsrains.co.uk)

77 Glenview Avenue, Belfast, County Antrim, BT5

**Asking Price: £230,000**

EPC Rating: C

This charming red brick Semi-Detached home offers bright and beautifully presented accommodation throughout, perfect for an array of potential buyers in today's market.

Of particular note is the large site, arguably one of the biggest within this highly regarded residential area. This superb garden offers excellent space for children to play, outdoor entertaining in the Spring / Summer months and huge potential should the new owner wish to extend or alter the current accommodation. (Subject to the relevant permissions being obtained).

This quiet location itself is hugely convenient as local parks, shops, and regular public transport links are all close to hand.

Furthermore the Marsh Wriggle-Way leading to Orangefield Park, Forestside Shopping Centre & Retail Park and the vibrant Ballyhackamore Village are only some of the many attractions close by.

Boasting many selling points throughout, this superb home is a must view to appreciate in its full entirety.

#### **Covered Entrance Porch**

Outside light. uPVC front door with glazed inset and side panel to...

#### **Entrance Hall**

Under stairs storage. Laminated wooden flooring.

#### **Lounge**

12'11" / 11'6" (3.94m / 3.5m)

Into bay window. Laminated wooden flooring.

#### **Dining Room**

11'5" / 11'3" (3.48m / 3.43m)

Ample dining area. Laminated wooden flooring. uPVC French doors to enclosed rear garden.

#### **Stunning Fitted Kitchen**

11'11" / 8 (3.63m / 8)

One and 1/4 bowl sink unit with chrome dual mixer tap. Excellent range of high and low level soft closing units with laminated work surfaces and upstand. Integrated four ring electric hob and built in oven with chimney extractor hood. Integrated fridge / freezer. Integrated dishwasher. Recessed spotlighting. Breakfast bar. uPVC door to enclosed rear garden.

#### **First Floor**

##### **Bedroom One**

12'7" / 10'3" (3.84m / 3.12m)

Into bay window.

##### **Bedroom Two**

11'2" / 10'10" (3.4m / 3.3m)

##### **Bedroom Three**

8'2" / 7'10" (2.5m / 2.4m)

#### **Contemporary White Family Bathroom Suite**

Comprising panelled bath with chrome dual mixer tap. Thermostatically controlled shower unit with telephone hand shower. Shower screen. Vanity unit with inset sink and chrome dual mixer tap. Close coupled dual flush w/c. Heated towel rail. Fully tiled walls. Ceramic tiled flooring. Recessed spotlighting. Extractor fan.

#### **Landing**

Access to roof space, partially floored with light and power. Gas fired boiler.

#### **Detached Garage**

17'11" / 9 (5.46m / 9)

Up and over door. Light and power. Plumbed for washing machine.

#### **Outside**

Garden area to front in lawn and shrubbery.

Ample driveway car parking. Side access.

Large, enclosed private garden area to rear bordered by fencing in lawn, flower beds, mature trees, shrubbery and paved patio area. Outside tap / light.

The Reeds Rains branches at 350 Upper Newtownards Road, Ballyhackamore, Belfast, N Ireland BT4 3EX, 18 Main Street, Bangor, Co Down, N Ireland BT20 5AG, Somerset House, 240-242 Ormeau Road, Belfast, Co Antrim, N Ireland BT7 2FZ, 10 High Street, Carrickfergus, Co Antrim, N Ireland BT38 7AF, 8/8A Carrmoney Road, Glengormley, County Antrim, N Ireland BT36 6HN, 14/16 Market Street, Lisburn, County Antrim, N Ireland BT28 1AB and 2 Frances Street, Newtownards, County Down, N Ireland BT23 4JA are operated by Favscos NI Limited which is independently owned and operated under a Licence from Reeds Rains Limited.

All Measurements

All Measurements are Approximate.

For full EPC please contact the branch.

Laser Tape Clause

All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause

Measurements are approximate. Not to Scale. For illustrative purposes only.