



42 Glendale Park, Four Winds, Belfast, BT8 6HS

Asking Price £209,950

Ideally positioned, just off the Saintfield Road & Newton Park we are delighted to offer this attractive red brick spacious Semi-detached home. Set in a prime residential location, convenient to many local amenities on both the Saintfield Road & Newton Park. Leading schools, the Forestside shopping centre are also close by and it also provides excellent transport links into and out of Belfast City centre. Accommodation comprises 3 well-proportioned bedrooms, comfortable lounge, additional living / dining room, a fitted kitchen and a 1st floor white bathroom suite with a separate w/c. and an additional w/c on the ground floor. Outside this home sits on an enviable site with ample off-street parking facilities, which lead to a detached garage. There are lawn gardens to the front, and also lawn gardens to the rear. A fine chain free home that although requires some updating will surely be at the top of your viewing list!

- Red brick semi detached home
- Three good size bedrooms
- Fitted kitchen
- W/C on the ground floor
- Double glazed windows
- Chain free onward sale
- Two separate reception rooms
- 1st floor shower room with separate W/C
- Oil fired heating
- Detached garage

Energy Efficiency Rating		Current	Potential
Key: energy efficient - lower running costs			
(92-100) 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		36	70
EU Directive 2002/91/EC			

The accommodation comprises

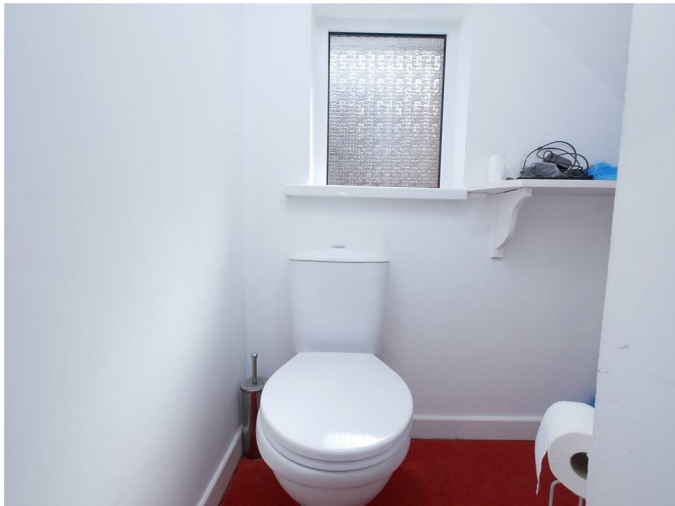
Pvc double glazed front door leading to entrance hall

Entrance hall



Spacious entrance hall with under stairs cloaks.

Ground floor w/c



Comprising low flush w/c.

Lounge 13'3 x 11'1 (4.04m x 3.38m)



To the bay window.

Dining room 12'7 x 11'1 (3.84m x 3.38m)



Kitchen 13'8 x 8'4 (4.17m x 2.54m)



Range of high and low level units, single drainer 1/1/2 bowl sink unit with mixer taps, formica work surfaces, Part tiled walls, 4 ring hob and double oven, extractor fan,

plumbed for dishwasher, plumbed for washing machine, tiled floor, recessed spotlights.

1st floor

Bedroom 1 13'3 x 11'10 (4.04m x 3.61m)



To bay window.

Bedroom 2 12'4 x 11'1 (3.76m x 3.38m)



Bedroom 3 9'3 x 8'1 (2.82m x 2.46m)



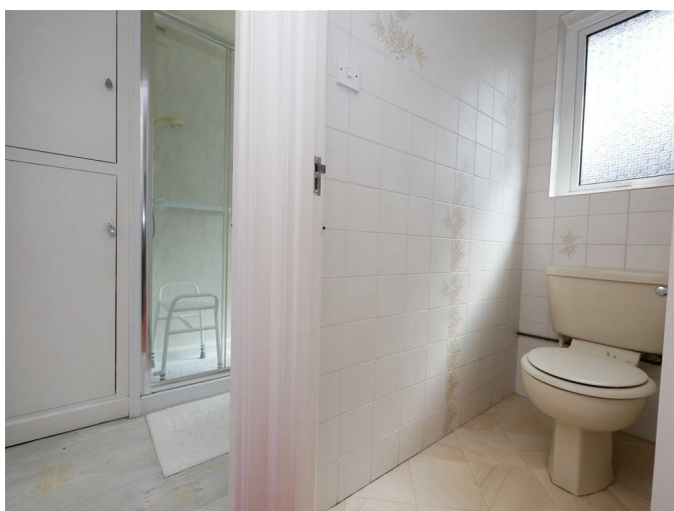
Built in robes.

Shower room 8'3 x 5'3 (2.51m x 1.60m)



Walk in shower cubicle with Mira Event shower, wash hand basin with storage below, pvc panelled walls. Hot press, access to the roof space.

W/C 5'1 x 2'6 (1.55m x 0.76m)



Separate low flush w/c.

Outside

Off street parking that leads to the detached garage.

Detached garage 15'8 x 9'9 (4.78m x 2.97m)

Up and over door, light and power, housing oil fired boiler.

Front gardens

Gardens to the front laid in lawn.

Rear gardens

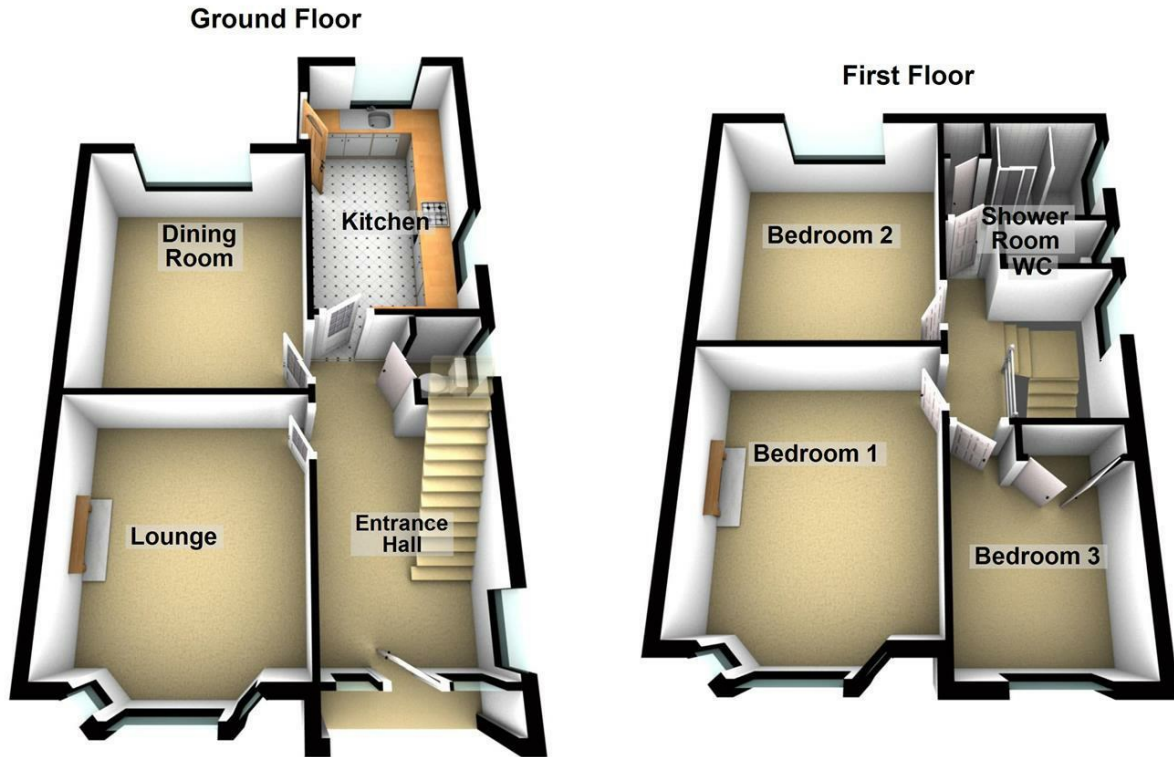


Enclosed gardens to the rear laid in lawn, bounded by hedging, outside tap and light.

Rear elevation

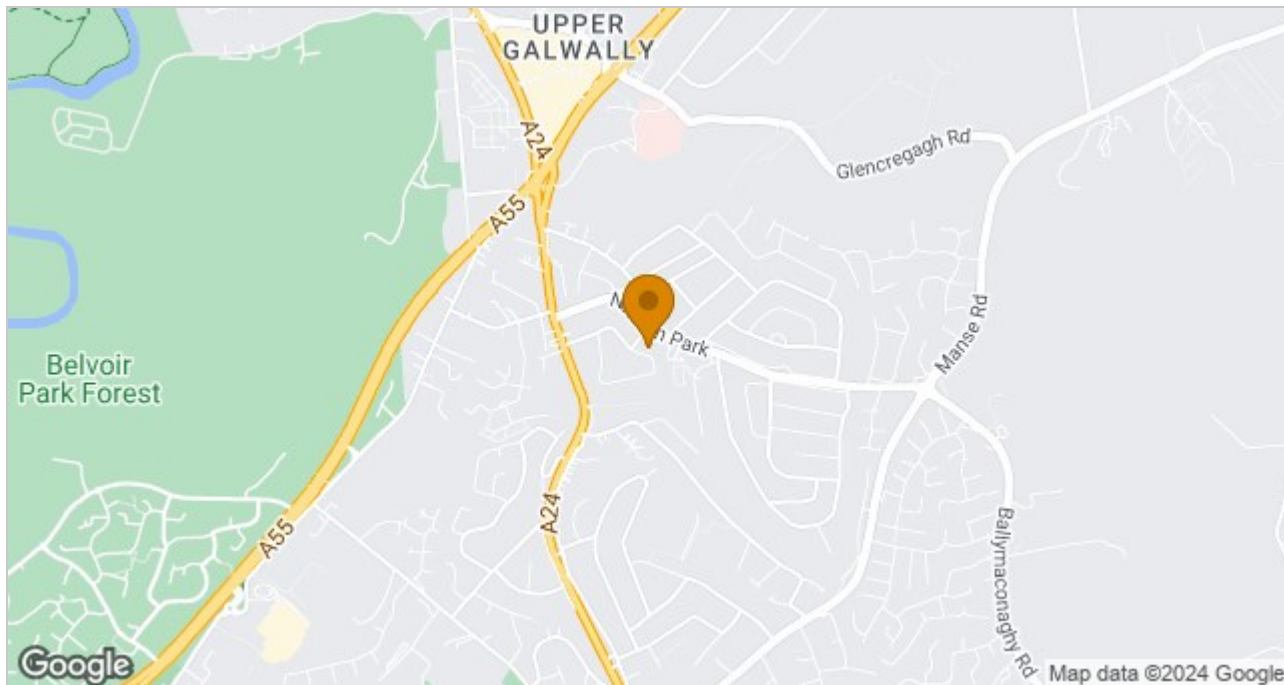


Floor Plan



Please note this floor plan is for marketing purposes only, is not to scale and is to be used as a guide only. No liability is accepted in respect of any consequential loss arising from the use of this plan.
Plan produced using PlanUp.

Area Map



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

BALLYHACKAMORE
028 9047 1515

BALLYMENA
028 2565 7700

BALLYNAHINCH
028 9756 1155

BANGOR
028 9127 1185

CARRICKFERGUS
028 9336 5986

CAUSEWAY COAST
0800 644 4432

CAVEHILL
028 9072 9270

DOWNPATRICK
028 4461 4101

FORESTSIDE
028 9064 1264

GLENGORMLEY
028 9083 3295

MALONE
028 9066 1929

NEWTOWARDS
028 9181 1444

RENTAL DIVISION
028 9070 1000



John Thompson trading under licence as Ulster Property Sales (Downpatrick)
©Ulster Property Sales is a Registered Trademark