

## 36 Carrs Glen Park , Belfast, BT14 8HE

**Offers Around £124,950**

Attractive Semi Detached Villa With Extensive Rear Gardens

Holding an excellent elevated position within this ever popular and sought after location close to schools, shops and public transport. The spacious interior comprises 3 bedrooms, lounge into bay, living room, modern fitted kitchen with excellent range of high and low level units and modern white bathroom suite. The dwelling further offers gas central heating, uPvc double glazed windows and extensive use of ceramic and laminate floor coverings. Driveway carparking combines with the extensive mature rear gardens making this the ideal home for the young married couple or first time buyer alike - Early viewing is highly recommended.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</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			
<b>Northern Ireland</b>		EU Directive 2002/91/EC	

# 36 Carrs Glen Park

, Belfast, BT14 8HE



- Attractive Semi Detached Villa
- Modern White Bathroom Suite
- Driveway Parking
- 3 Bedrooms, 2 Receptions
- Upvc Double Glazed Windows
- Extensive Rear Gardens
- Modern Fitted Kitchen
- Gas Central Heating

## Entrance Hall

Upvc double glazed entrance door, Lvf flooring, under stairs storage, gas boiler, panelled radiator.

## Lounge

12'11" x 11'1" into bay (3.95 x 3.40 into bay) Double panelled radiator, picture rail, Lvf flooring.

## Living Room

11'5" x 11'1" (3.50 x 3.40) Wood laminate floor, panelled radiator.

## Kitchen

12'6" x 6'5" (3.82 x 1.98) Single drainer stainless steel sink unit, excellent range of high and low level units, wood block effect formica worktops, free standing cooker space, stainless steel canopy extractor fan, fridge/freezer space, plumbed for

washing machine, partly tiled walls, Lvf flooring, recessed lighting, panelled radiator, pvc rear door.

## First Floor

Landing, access to roofspace.

## Bathroom

White suite comprising panelled bath, telephone hand shower, shower cubicle, thermostatically controlled drench shower, pedestal wash hand basin, low flush wc, panelled radiator.

## Bedroom

10'9" x 9'10" (3.30 x 3.00 ) Wood laminate floor, double panelled radiator.

## Bedroom

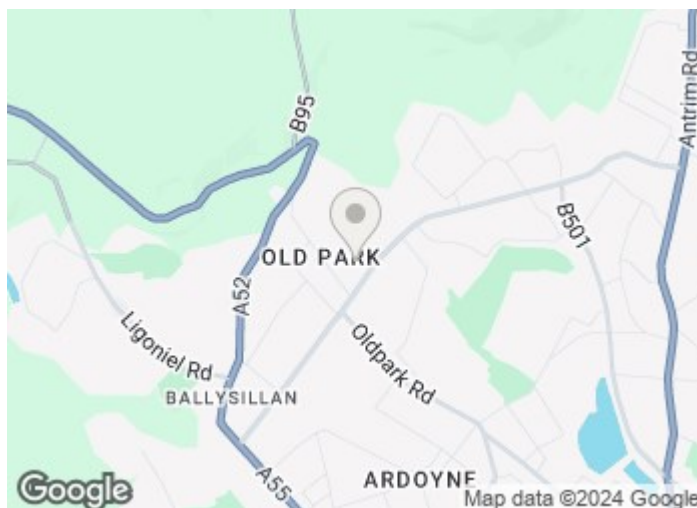
12'7" x 10'0" into bay (3.84 x 3.07 into bay) Picture rail, panelled radiator.

## Bedroom

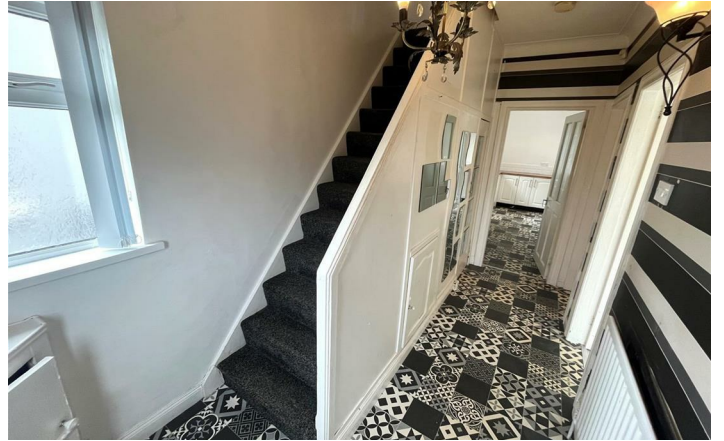
6'5" x 6'3" (1.97 x 1.93) Wood laminate floor, built-in storage, panelled radiator.

## Outside

Mature gardens to front in mature lawn and hedging. Driveway parking. Garden to rear with covered patio, mature lawn, hedging & shrubs, horizontal panel fencing, outside tap, outside light.



## 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.

