



## 16 Garland Avenue, Manse road, Belfast, BT8 6YH

**Asking Price £350,000**

Located just off the Manse Road, in a highly sought after residential development, this impressive detached family home is convenient to the local shops off Newton Park in the Four Winds, leading schools both primary and post primary and many other social and recreational facilities. This family residence offers bright spacious accommodation comprising four bedrooms, master with en-suite, two reception rooms, fitted kitchen open to dining area.

Outside there is a driveway with ample parking leading to attached integral garage and a private enclosed rear garden laid in lawns.

To fully appreciate all this property has to offer an internal inspection comes highly recommended.

- Detached Family Home
- Master With En-Suite
- Fitted Kitchen / Dining
- Oil Heating / Double Glazing
- Enclosed Rear Garden
- Four Double Bedrooms
- Two Reception Rooms
- Bathroom Suite First Floor
- Driveway With Ample Parking Leading To Attached Garage
- Cul De Sac Location

| Energy Efficiency Rating |   | Current | Potential |
|--------------------------|---|---------|-----------|
| (92-100)                 | A |         |           |
| (81-91)                  | B |         |           |
| (69-80)                  | C |         |           |
| (55-68)                  | D |         |           |
| (39-54)                  | E | 35      | 53        |
| (21-38)                  | F |         |           |
| (1-20)                   | G |         |           |

Not energy efficient - higher running costs

Northern Ireland EU Directive 2002/91/EC



### Entrance Hall



Pvc glass panelled front door with glazed side panels to entrance hall. Laminate flooring. Under-stairs . Access to integral garage. Double doors to integral garage. Double doors to Lounge.



Lounge 18'6 x 12'0 (5.64m x 3.66m)



(into bay) Fire-place with decorative wooden surround, matching wooden hearth.



**Kitchen / Dining 18'6 x 13'0 (5.64m x 3.96m)**



(at widest points) Full range of high and low level units, concealed lighting. glazed display cabinets, granite work top, single drainer 1 1/4 bowl sink unit with mixer taps, built in 4 ring hob, under oven, overhead extractor fan. Integrated dish-washer and fridge freezer. pvc patio doors to garden. Laminate flooring. Archway to Living Area.



**Living Area 10'6 x 10'2 (3.20m x 3.10m)**



**Laminate Flooring**

**First Floor**

**Bedroom One 14'0 x 10'0 (4.27m x 3.05m)**



## En-suite



Comprising corner shower cubicle with shower unit, pedestal wash hand basin, low flush w.c Fully tiled walls. Tiled flooring.

## Bedroom Two 10'4 x 10'0 (3.15m x 3.05m)



## Bedroom Three 14'7 x 10'0 (4.45m x 3.05m)





**Bedroom Four 10'7 x 10'2 (3.23m x 3.10m)**



**White Bathroom Suite**



**White bathroom suite comprising panelled bath, pedestal wash hand basin, low flush w.c Fully tiled walls.**

**Landing**

**Hot-press. Access to roof-space.**

### Outside Front

Front garden laid in lawns.

Driveway with ample parking leading to Integral garage.

### Integral Garage 20'9 x 10'0 (6.32m x 3.05m)

Up and over door, light and power, plumbed for washing machine, housing oil boiler.

### Outside Rear



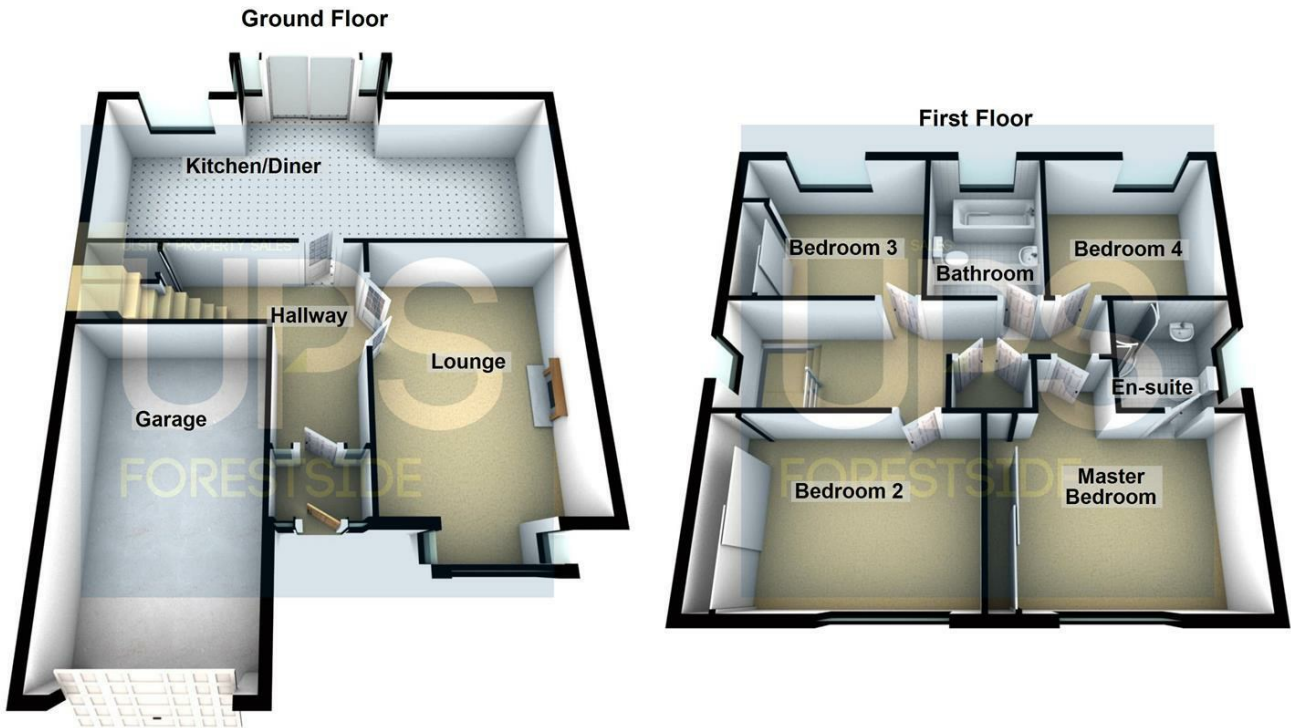
Garden laid in lawn bordered by timber fencing, with a range of trees and shrubs. timber shed. Patio area. Pvc oil tank.





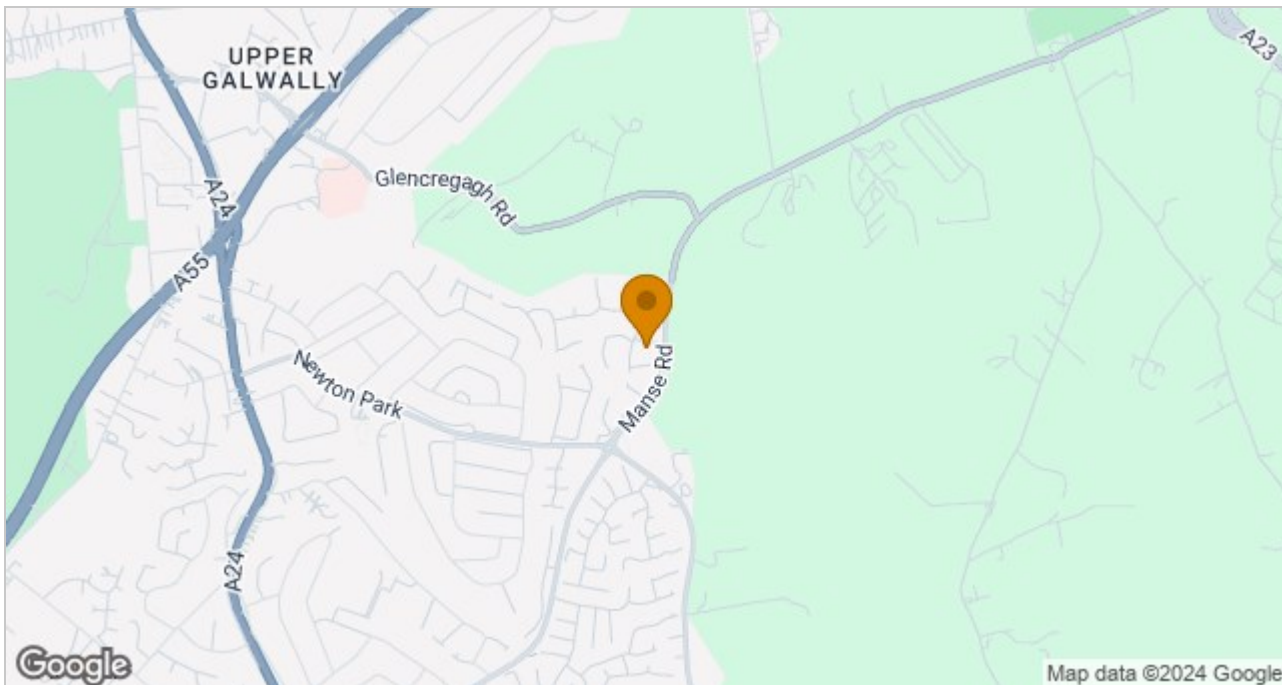


## Floor Plan



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



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