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73 Galwally Avenue

Church Road
BT8 7AJ

Offers Over £429,950

73 GALWALLY AVENUE, BT8 7AJ

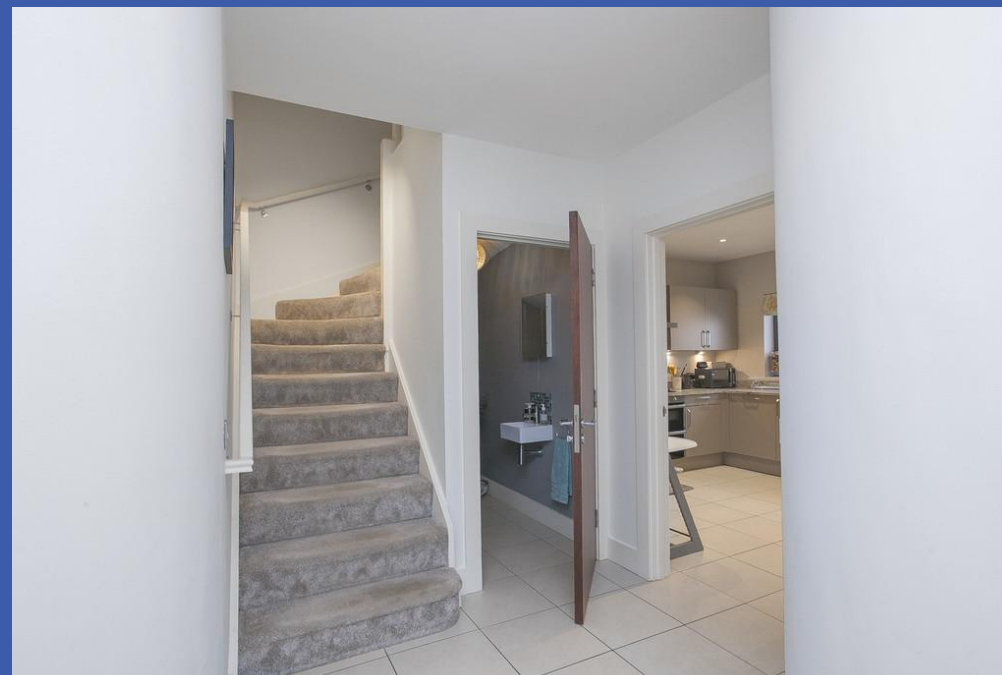
- Semi Detached Family Home
- Generous Lounge with Feature Fireplace
- Superb Fitted Kitchen Open Plan to Family and Dining Area
- 4 Bedrooms Including Master with Ensuite Shower Room
- Family Bathroom / Additional Ground Floor Cloakroom with WC
- Gas Central Heating / Double Glazed Windows/Driveway Parking
- High Standard of Finish with a Host of Upgraded Bespoke Finishes
- Bespoke Garden Room Ideal as a Home Office with Internet Access
- Exceptionally Popular and Convenient Location
- Private and Enclosed Rear Gardens in Lawns with Sheltered Patio Area

Property Comprises

This superb, semi detached family home is ideally located within the extremely popular and much sought after Galwally area of Belfast.

This fine home offers generous, well proportioned accommodation finished to a very high specification with a host of upgraded finishes. The accommodation briefly comprises a generous reception hall with feature curved wall, spacious lounge and superb kitchen which is open plan to a family and dining area. there is also a utility room and cloakroom with wc on the ground floor. On the first floor there are four double bedrooms including a master bedroom with ensuite along with a family bathroom.

The property is presented to the highest level and externally enjoys a delightful private site with mature planting, feature original stone wall and sheltered patio area. In addition there is a bespoke garden room which is ideal as a home working space or additional family leisure and socialising area.







In a mature, private and extremely convenient setting the property is situated a short distance from Belfast City centre, close to leading schools and an array of leisure and lifestyle amenities including Forestside Shopping Complex.

The property has been singularly designed with lifestyle and quality in mind, offering modern luxury convenience. The ideal place to live, rest and relax.

Hardwood front door to..

RECEPTION HALL Tiled floor, feature curved walls

CLOAKROOM White suite comprising low flush wc, wash hand basin with mosaic splash tiling, under stairs storage area, tiled floor, extractor fan

LOUNGE 19' 6" x 14' 2" (5.94m x 4.32m) Feature fireplace with cast iron wood burning stove and granite hearth





LUXURY FITTED KITCHEN Extensive range of high and low level units, Granite work surfaces with matching splash back, Blanco single drainer stainless steel sink unit and Granite drainer, Gorenje 4 ring hob with stainless steel splash back and extractor fan over with electric double oven under, integrated dishwasher, integrated fridge and freezer, concealed under unit lighting, low voltage spots, tiled floor, open plan to...

FAMILY ROOM WITH DINING AREA Tiled floor, double glazed patio doors to rear

UTILITY ROOM 7' 5" x 6' 9" (2.26m x 2.06m) Range of units, work surfaces, single drainer stainless steel sink unit with mixer tap, concealed gas fired boiler, tiled floor, plumbed for washing machine, external access

1ST FLOOR

LANDING Airing cupboard, access to floored roofspace via ladder





BEDROOM 12' 8" x 10' 7" (3.86m x 3.23m)

ENSUITE White suite comprising low flush wc, 1/2 pedestal wash hand basin with splash tiling, fully tiled shower cubicle, tiled floor, low voltage spots, extractor fan, chrome heated towel rail

BEDROOM 16' 0" x 8' 5" (4.88m x 2.57m)

BEDROOM 11' 5" x 10' 1" (3.48m x 3.07m)

BEDROOM 11' 5" x 8' 10" (3.48m x 2.69m)

BATHROOM White suite comprising panelled bath with mixer tap, low flush wc, 1/2 pedestal wash hand basin, fully tiled shower cubicle, part tiled walls, chrome heated towel rail, low voltage spots, tiled floor

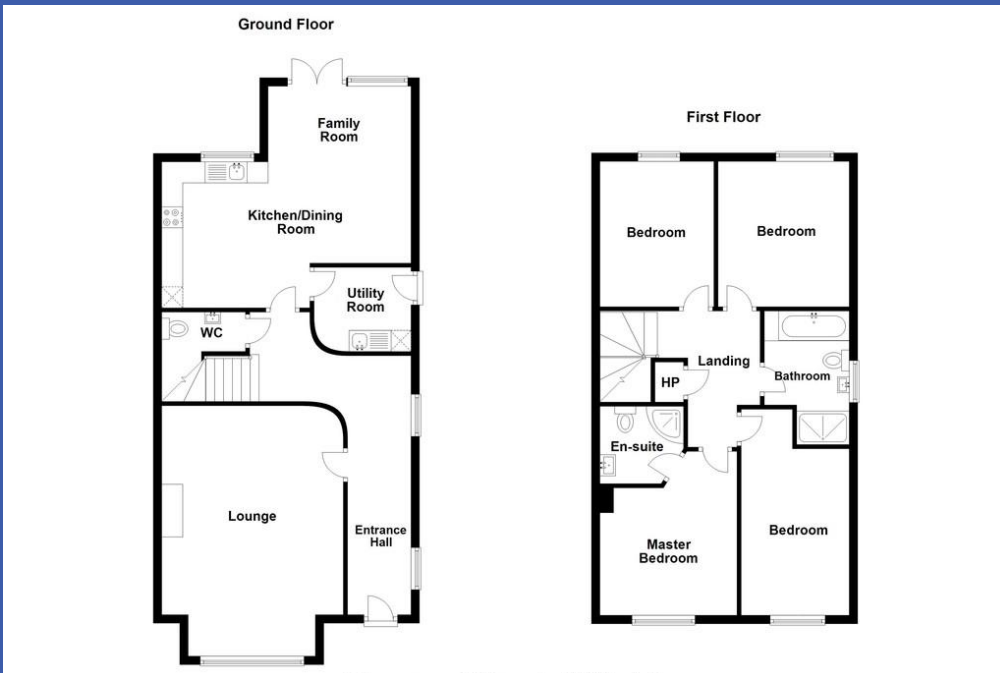


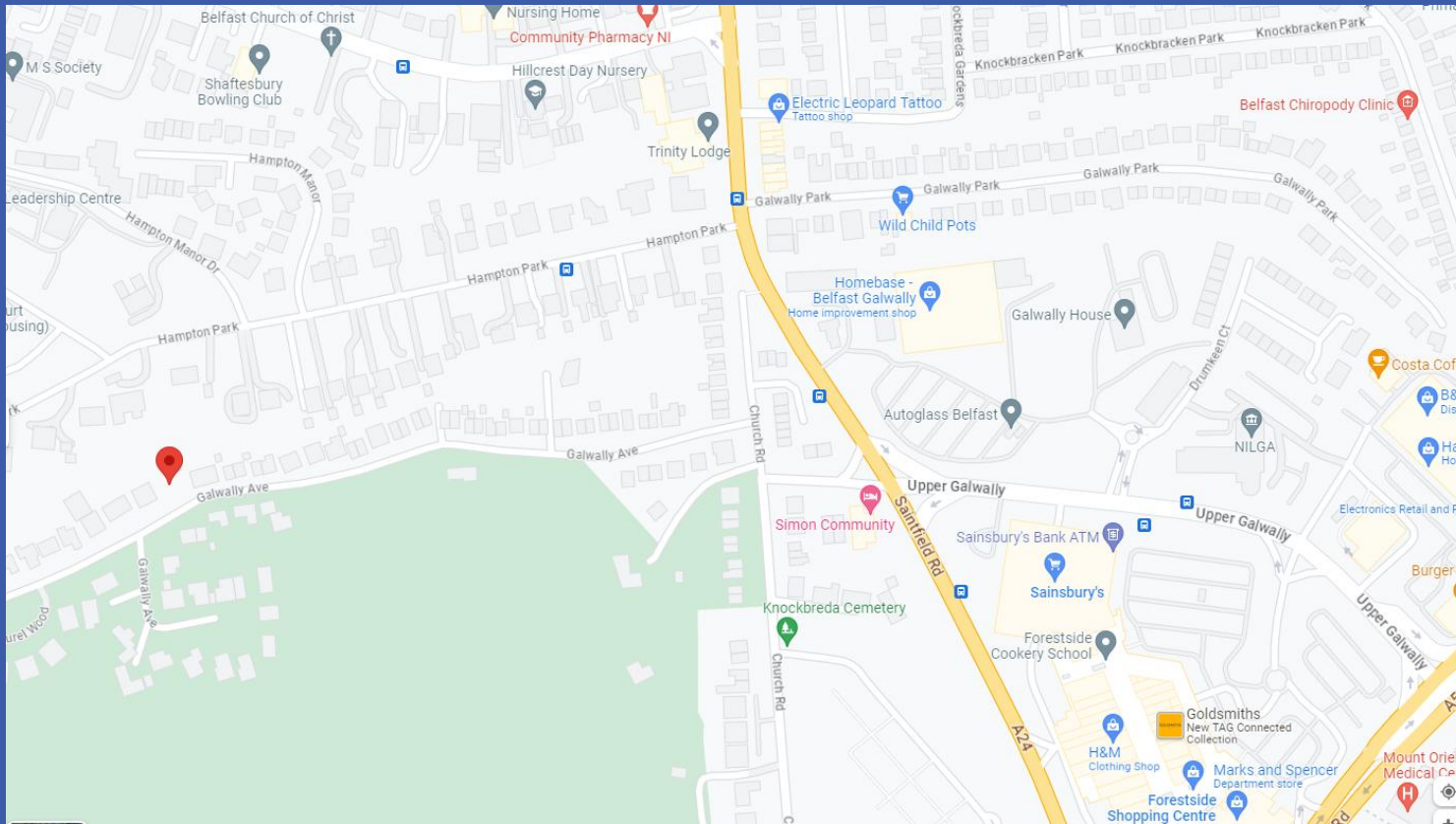






OUTSIDE Front garden in lawns and flower beds. Tarmac driveway with parking for several cars to front and side. Delightful enclosed and private side and rear garden in lawns with timber railway sleeper border and sheltered paved patio and BBQ area. Feature original stone wall boundary and mature planting. Garden shed with power point. Bespoke garden room with power and light overlooking garden area.





Directions:

Coming out of Belfast on Sainfield Road, turn right at the traffic light junction on to Upper Galwally, turn right again on to Church Road and left in to Galwally Avenue

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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