



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	73
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

5 Glendale Avenue North, Four Winds, Belfast, BT8

Price £299,950

 Reeds Rains

reedsrains.co.uk

5 Glendale Avenue North, Four Winds, Belfast, BT8
Asking Price £299,950

An absolutely stunning, and extended family home in Four Winds.

DESCRIPTION

An excellent opportunity to purchase a substantial, red brick extended family home in the ever popular area of Four Winds, in South Belfast. The location is in the catchment area for many leading, primary, secondary and grammar schools, and is well served with local amenities, such as Forestside Shopping Centre & Tesco Newtownbreda.

This stunning property offers impressive accommodation throughout, comprising of a spacious front reception room, and a superb rear extension to include another family room, dining area, modern kitchen, utility room, and a downstairs shower room. The first floor offers three well appointed bedrooms and family bathroom, with a fixed staircase leading to a floored roof space with potential for various uses.

Externally, to the front there is a paved driveway and a garden with plants and shrubs. To the rear, you can find another beautifully maintained garden and patio area, perfect for entertainment and play. There is also a garage.

Properties of this type are a rare find, and therefore we would recommend early viewing to avoid disappointment.

Entrance Hall

Welcoming entrance with pvc door and under-stair storage.

Living Room

A bright living room with wood burning stove and cornice ceiling.

Family Room

The family room has oak flooring, cornice ceilings and leads to the dining area.

Dining Room

Beautiful dining room with oak flooring, patio doors to rear, and six velux windows.

Kitchen Dining Room

A modern kitchen with an excellent range of high and low level units, integrated appliances to include a five ring gas hob, steel extractor, double oven and dishwasher. There is also a 1.5 drainer with swan neck mixer tap. The kitchen has been beautifully finished with a tiled floor and partially tiled walls.

Shower Room

Stunning, and convenient downstairs shower room, to include a low flush wc, wash hand basin with waterfall mixer tap, vanity unit, and a shower cubicle with a thermo-controlled shower unit.

Utility Room

Good range of units, 1.5 drainer and plumbed for a washing machine/dryer.

FIRST FLOOR

Bedroom One

Double bedroom with built-in sliderobes.

Bedroom Two

Double bedroom with built-in sliderobes.

Bedroom Three

A very generous third bedroom with laminate flooring.

Bathroom

Impressive bathroom suite to include, a low flush wc, wall mounted wash hand basin with mixer tap, double ended bath with handheld telephone shower unit, and a walk in shower with thermo-controlled unit.

Floored Roof Space

Floored roof space.

OUTSIDE

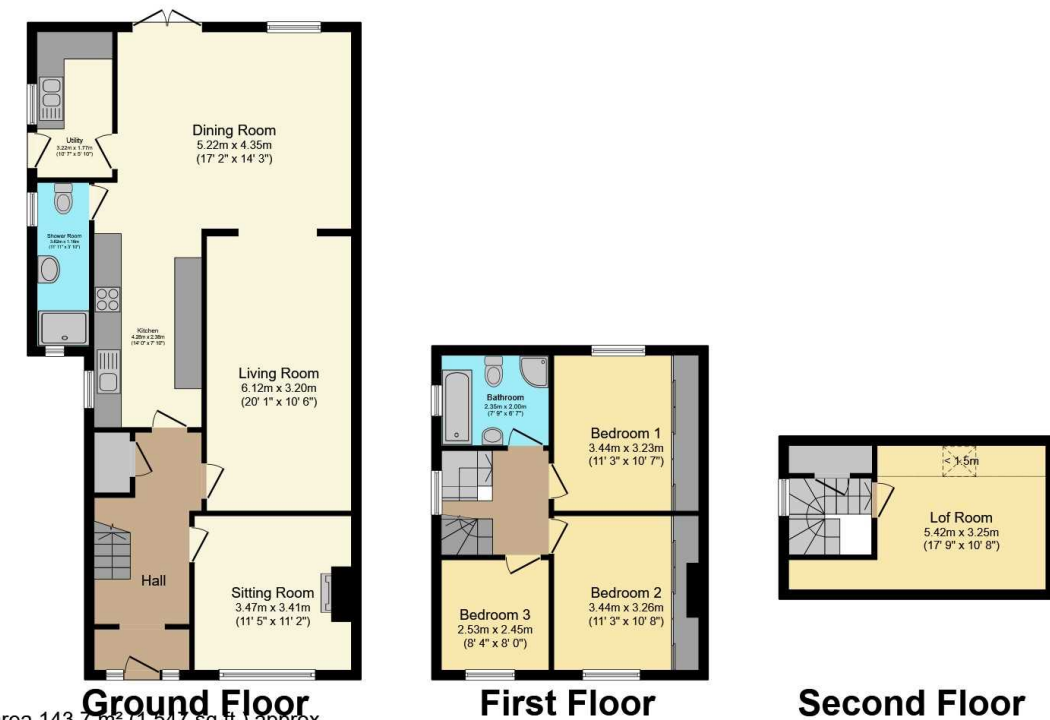
On the outside of the property, there is a paved driveway and well maintained front garden with plants & shrubs. To the rear, there is a further garden, which has been beautifully maintained by the current owners. There is also a paved area and small garage room.

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 Carrmonee 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 Favsko NI Limited which is independently owned and operated under a Licence from Reeds Rains Limited.

All Measurements
All Measurements are Approximate.

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

For full EPC please contact the branch.



Total floor area 143.7 m² (1,547 sq.ft.) approx
Restricted height 2.5 m² (27 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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Floorplan Clause
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