


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		69
England, Scotland & Wales		
EU Directive 2002/91/EC		

31 Glenview Park,
Belfast,
County Antrim, BT5

Guide Price: £349,950

 **Reeds Rains**

reedsrains.co.uk

31 Glenview Park, Belfast, County Antrim, BT5

Guide Price: £349,950

EPC Rating: E

This imposing detached property is positioned within a quiet cul de sac location, just off the Ballygowan Road in East Belfast.

Boasting very deceptive and generous accommodation this unique home extends to just over 2700 square feet throughout.

Internally offers adaptable and flexible accommodation over two floors throughout which can cater the requirements for those with a large family or those whom work from home.

Outside there is a private, easy to maintain garden area to rear, off street car parking for multiple cars and an additional detached garage.

The location itself is very desirable as local shops, parks and regular public transport links are all within walking distance whilst Forestside Shopping Centre and Retail Park and Tesco Superstore at Castlereagh are also close by.

An fine property also falls within close proximity to an excellent selection of schooling for all ages.

This excellent home is unique due to the excellent accommodation and outside space on offer, with this in mind early consideration to view is advised.

Sold Wooden Front Door To...

Welcoming Entrance Hall

Large walk in cloak cupboard. Laminated wooden flooring.

Family Room / Bedroom Five

12'1" / 12'1" (3.68m / 3.68m)

Built in double wardrobe. Concealed low flush w/c. Wash hand basin with chrome mixer tap.

Bedroom Four

12'6" / 10'9" (3.8m / 3.28m)

Excellent range of built in bedroom furniture. Dual access to...

Family Bathroom Suite

Comprising panelled bath with chrome dual mixer tap and telephone hand shower. Folding shower screen. Pedestal wash hand basin with chrome mixer tap. Low flush w/c. Fully tiled walls. Laminated wooden flooring.

Lounge Open Plan To Dining Area

25'7" / 21'5" (7.8m / 6.53m)

At widest points. Original fire place with tiled hearth. Ample dining area. Laminated wooden flooring. uPVC sliding door to enclosed rear garden.

Modern Fitted Kitchen

12'7" / 10 (3.84m / 10)

One and 1/2 bowl sink unit with dual mixer tap. Excellent range of high and low level units with laminated work surfaces. Space for Range and integrated extractor hood. Space for American fridge / freezer. Recessed spotlighting. Fully tiled walls. Ceramic tiled flooring.

Utility Room

8'1" / 6'6" (2.46m / 1.98m)

Range of high and low level units. Laminated work surfaces. Plumbed for washing machine. Vented for tumble dryer. Fully tiled walls. Ceramic tiled flooring.

Integrated Garage

25'5" / 21'3" (7.75m / 6.48m)

Accessed via up & over door. Light and power. Oil fired boiler. Low flush w/c. Wash hand basin with chrome mixer tap.

First Floor

Bedroom One

17'6" / 12'1" (5.33m / 3.68m)

Wall to wall built in wardrobes with shelving.

En-Suite Bathroom Suite

Comprising panelled bath with chrome dual mixer tap. Pedestal wash hand basin with chrome mixer tap. Low flush w/c. Fully tiled walls.

Bedroom Two

13'1" / 8'9" (4m / 2.67m)

Built in wardrobe with shelving. Dual access to...

White Family Bathroom Suite

Comprising panelled jacuzzi styled bath with chrome dual mixer tap. Fully tiled corner shower cubicle with thermostatically controlled shower unit. Pedestal wash hand basin with chrome dual mixer tap. Low flush w/c. Fully tiled walls.

For full EPC please contact the branch.

Bedroom Four

20'6" / 19'4" (6.25m / 5.9m)

Storage in the eaves. Access to roof space.

Bedroom Six

21'2" / 6'4" (6.45m / 1.93m)

Velux window.

Landing

Recessed spotlighting. Large built in storage cupboard with hot press and storage above. Velux window. Access to roof space.

Outside

Garden area to front and side in lawn, flower beds and shrubbery. Side access. Enclosed private easy to maintain garden to rear with paved patio area and loose stones. Outside tap / light. uPVC oil tank. Off street car parking to side for multiple cars / vans.

Detached Garage

23 / 14'7" (23 / 4.45m)

Accessed via roller door, light and power.