

For Sale

SimonBrien

Asking Price: £325,000



10 Glenmillan Drive,
Belfast,
BT4 2JF

simonbrien.com



KEY FEATURES

- Extended detached bungalow
- Versatile accommodation
- Three bedrooms (main with en suite bathroom)
- Second bathroom
- Attractive living room
- Fitted kitchen and dining area
- Sun Room
- Double glazing
- Gas fired central heating
- Detached garage
- Highly regarded location
- Roofspace with potential for conversion to additional bedrooms, subject to the appropriate approval

SUMMARY

Located just off the Old Hollywood Road in this highly regarded and much sought after quiet location. This detached bungalow has been extended and refurbished over the years and now provides excellent accommodation which is well suited to families and those of retirement age.

The high standard of finish throughout is obvious upon internal inspection with no expense spared.

The generous gardens are generous and mature, ideal for entertaining.

This is an excellent opportunity to acquire a detached bungalow in a quiet location which affords great convenience to a host of amenities including leading schools, Stormont government offices, the Ulster Hospital and main transport routes are easily accessed for those travelling to and from the City centre.



ACCOMMODATION

GROUND FLOOR

Entrance door.



ENTRANCE HALL



LIVING ROOM: 15' 9" x 11' 10" (4.8m x 3.61m)

Tiled fireplace with open fire, corniced ceiling.



KITCHEN WITH CASUAL DINING AREA:
13' 2" x 10' 8" (4.01m x 3.25m)
Ceramic hob, eye level oven, fridge and dishwasher, partly tiled walls, sliding doors to Sun Room.



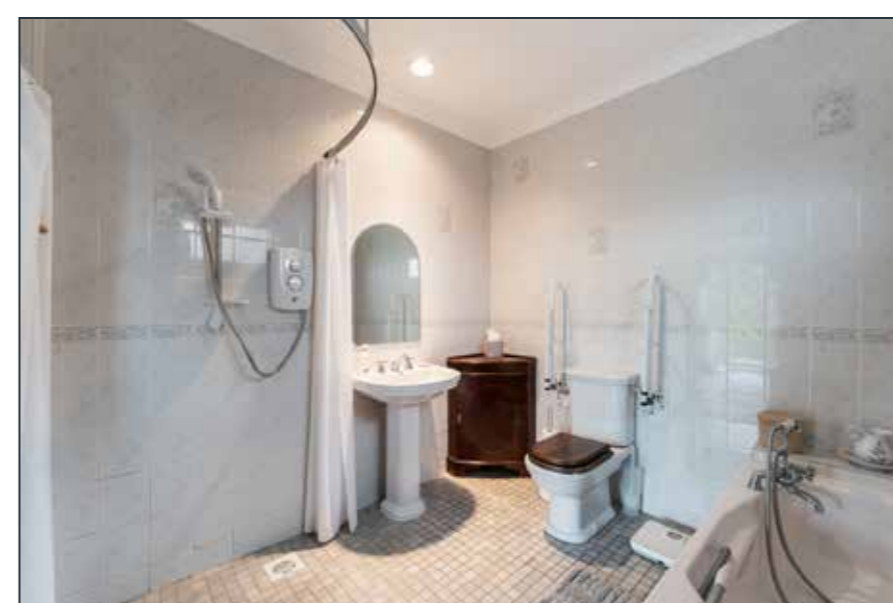
BATHROOM:
Corner bath with mixer taps and shower fitting, low flush WC, pedestal wash hand basin with mixer taps, fully tiled walls.



SUN ROOM:
17' 0" x 12' 0" (5.18m x 3.66m)
French doors to rear, plumbed for washing machine and freezer.



BEDROOM (1):
16' 0" x 11' 7" (4.88m x 3.53m)
Sliding door to garden.



ENSUITE WETROOM:
Comprising: Panelled bath with mixer taps and shower fitting, low flush WC, pedestal wash hand basin with mixer taps, instant heat electric shower.



BEDROOM (2):
14' 1" x 9' 10" (4.29m x 3m)



BEDROOM (3):
11' 0" x 9' 2" (3.35m x 2.79m)

ROOFSPACE:
37' 0" x 10' 0" (11.28m x 3.05m)

Dual windows in gable end. Potential for conversion to additional bedrooms, subject to the appropriate approval.

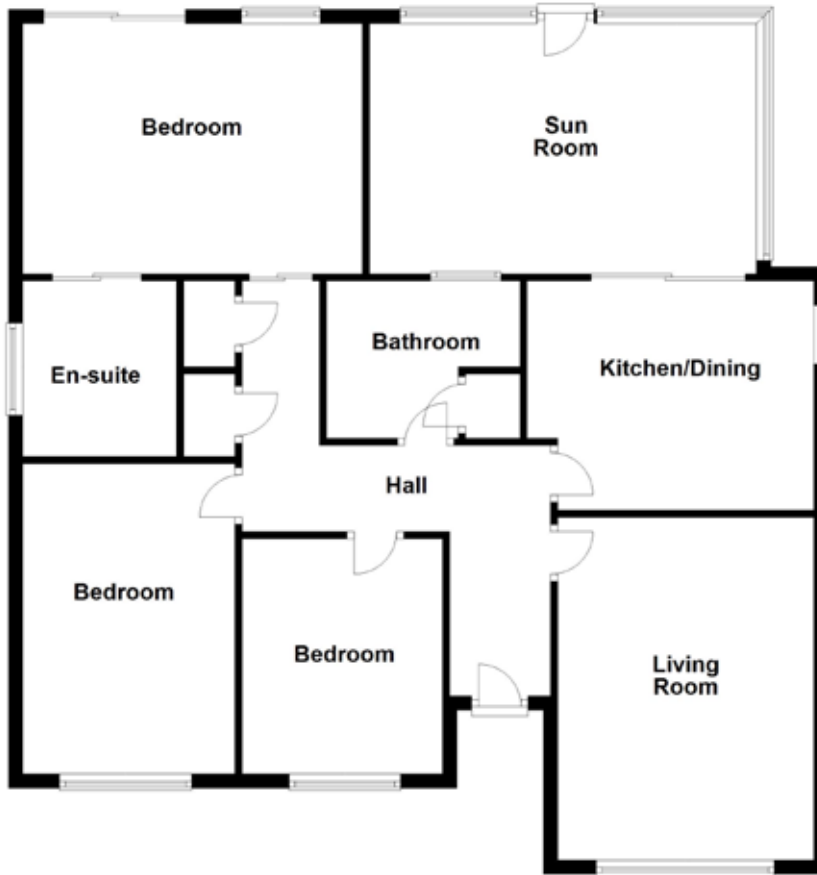
OUTSIDE

DETACHED GARAGE:
17' 4" x 8' 4" (5.28m x 2.54m)

Power and light, up and over door, side service door.

To the rear is a paved patio and generous garden with further patio area enjoying afternoon and evening sun.





This plan is for illustrative purposes only.
Plan produced using PlanUp.

10 Glenmillan Drive, Belfast

VALUER

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