



## 20 Glenholm Avenue, Newton Park, Belfast, BT8 6LU

**Asking Price £199,950**

Glenholm Avenue is conveniently positioned just off Newton Park in the centre of the ever popular 'Four Winds' area of South East Belfast. Renowned for its excellent selection of primary and post primary schools, local shopping facilities such as Forestside Shopping Centre and easy access into Belfast City Centre via public transport links, all of your everyday needs are only ever a short distance away.

The property itself is beautiful red brick semi-detached home that is set on a slightly elevated site overlooking an open green area that offers potential buyers a pleasant outlook whilst also offering a certain level of privacy. Internally the property comprises of three good sized bedrooms, lounge open to dining area, fitted kitchen and bathroom suite on the first floor.

Externally you will find mature gardens to the front and rear, driveway offering off street parking and a detached garage to the rear complete with power and lighting. To complete the package the property also comes with oil fired central heating, double glazing and cavity wall insulation.

Although in need of modernisation, this has been a well maintained family home that is ready for its new owners to come in and add their own stamp. With demand continuing to out weight supply, we don't anticipate this one sitting around for long so would recommend that you arrange a viewing at your earliest convenience!

- Red Brick Semi-Detached Home
- Lounge open to Dining Area
- Bathroom suite on First Floor
- Detached Garage
- Driveway with Off Street Parking
- Three Good Sized Bedrooms
- Fitted Kitchen
- Oil Heating / Double Glazed
- Enclosed Rear Garden
- Excellent location close to selection of shops, schools and transport links

| Energy Efficiency Rating |   | Current | Potential |
|--------------------------|---|---------|-----------|
| (92-100)                 | A |         |           |
| (81-91)                  | B |         |           |
| (69-80)                  | C |         |           |
| (55-68)                  | D |         |           |
| (39-54)                  | E | 51      | 67        |
| (21-38)                  | F |         |           |
| (1-20)                   | G |         |           |

Not energy efficient - higher running costs

Northern Ireland EU Directive 2002/91/EC

**Entrance Hall 13'10" x 7'0" (4.24m x 2.14m)**  
(at widest points) Glazed upvc front door and surround opens onto spacious entrance hall. Access to under stair storage.

**Lounge / Dining Room 22'9" x 11'3" (6.95m x 3.45m)**



(at widest points) Lounge open to dining area with dual aspect windows. Brick fireplace with tiled hearth housing open fire with back boiler.



**Fitted Kitchen 12'1" x 7'8" (3.69m x 2.35m)**



Fitted wooden kitchen with a selection of upper and lower level units complete with formica worktops, integrated electric oven, overhead extractor fan and under counter fridge and dishwasher. Tiled walls and flooring. Glazed upvc door opens onto enclosed rear garden.

**First Floor**

**Bedroom 1 11'1" x 10'7" (3.40m x 3.24m)**



Spacious double bedroom with built-in mirrored slide robes.

**Bedroom 2 11'1" x 10'7" (3.40m x 3.24m)**



Spacious double bedroom with built-in mirrored slide robes.

**Bedroom 3 7'9" x 7'8" (2.38m x 2.36m)**



Built-in wardrobes.

**Bathroom 7'8" x 6'5" (2.36m x 1.98m)**



Fitted bathroom suite comprising of panelled bath with shower attachment,

pedestal wash hand basin and low flush w.c. Access to hot press. Tiled walls and vinyl flooring.

**Property Front**



Garden area to front with laid lawn and selection of mature trees and shrubs. Driveway to the side offers off street parking. Positioned on an elevated site it offers a pleasant aspect to the front overlooking an open green area.

**Detached Garage 21'5" x 10'7" (6.54m x 3.23m)**

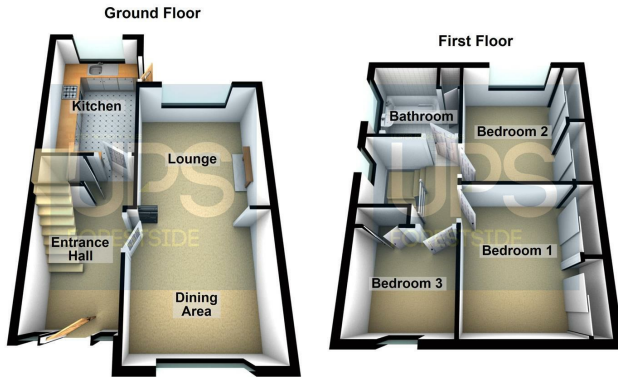
Detached garage complete with up and over door garage door, power and lighting. Access to oil condensing boiler.

**Enclosed Rear Garden**



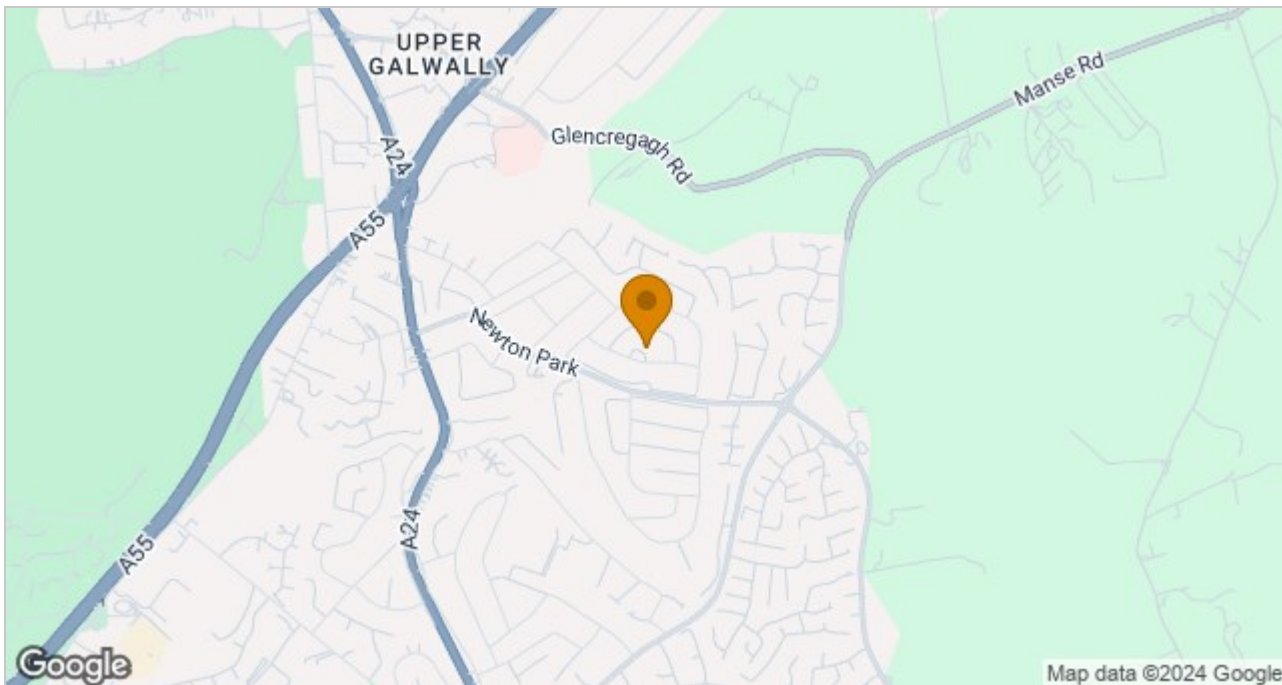
Private enclosed rear garden with patio area and raised laid lawn.

## 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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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