

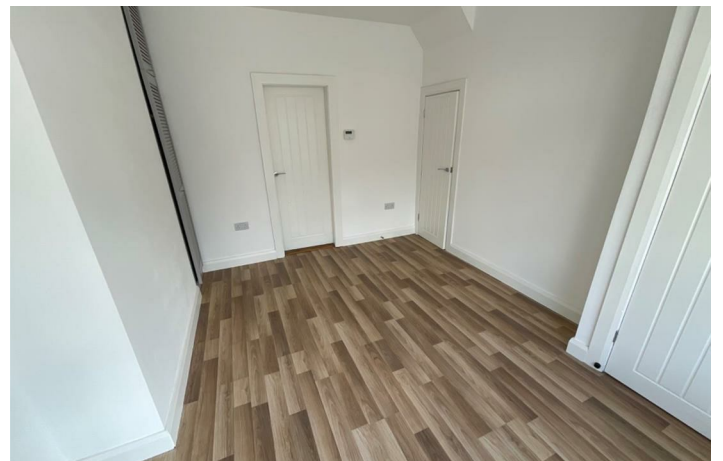
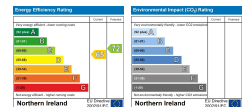


37 Glencairn Crescent

Belfast, BT13 3LX

Offers in excess of

£109,950



# 37 Glencairn Crescent

, Belfast, BT13 3LX

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A superbly modernised semi detached villa in an area of high demand which is sure to appeal to first-time buyers, smaller families and investors alike.

Internally the dwelling has undergone significant upgrading and comprises entrance hall, bright reception with bay, brand new fully fitted kitchen with dining area, brand new luxury bathroom suite and two bedrooms. Outside there are enclosed gardens to the front and rear.

The property further benefits from brand new uPVC double glazed windows a brand new gas boiler and has also been fully re-wired and re-plastered throughout.

Glencairn Crescent is ideally situated close to many leading shops and amenities including Ballygomartin Tesco, Woodvale Park and Forthriver Primary School.

Public transport links with Belfast City are second to none thanks to a bus stop just seconds from the front door!

Contact Rea Estates NOW for further details or to arrange an appointment to view!

## Ground Floor

### Entrance Hall

Hardwood front door with glass insets, vinyl flooring, stairs leading to first floor

### Living Room 14'2" x 10'7" (4.34m x 3.23m)

Into bay, under stair storage housing gas boiler, enclosed storage cupboard, enclosed electricity meter, wood laminate flooring, double panelled radiator

### Kitchen 8'6" x 13'6" (2.60m x 4.13m)

Brand new fitted kitchen with high and low level units, tiled splash backs and contrasting worktops, stainless steel sink and drainer with mixer taps, integrated oven and hob with extractor hood, interior fridge freezer, integrated washing machine, tiled flooring, double panelled radiator, ample dining space, access to rear yard

## First Floor

### Landing

Access to roof space

### Bathroom

Brand new luxury bathroom suite including low flush WC, wall mounted wash hand basin and panelled bath with shower attachment overhead, tiled flooring, panelled radiator

### Front Bedroom 8'9" x 13'8" (2.68m x 4.17m)

Panelled radiator

### Rear Bedroom 11'8" x 6'10" (3.56m x 2.09m)

Panelled radiator

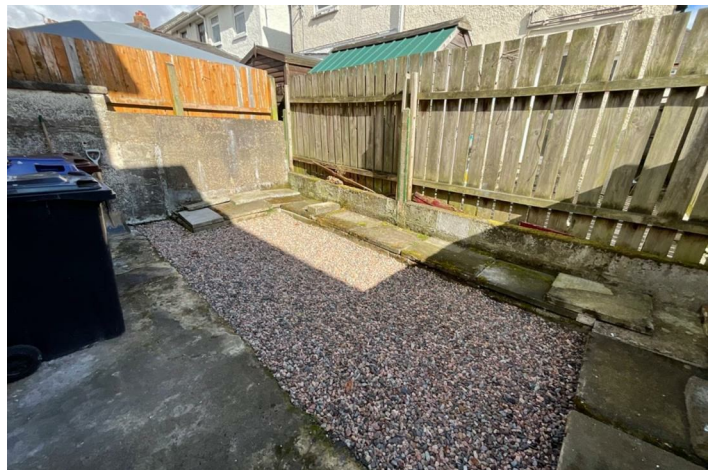
## Outside

### Front

Wooden privacy fence with metal entrance gate, enclosed stoned garden

### Rear

Enclosed yard laid out in stone with wood panelled fencing surround



## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan

### VIEWING STRICTLY BY APPOINTMENT WITH OUR OFFICE

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