



## 27 Glenholm Crescent, Four Winds, Belfast, BT8 6LT

**Asking Price £199,950**

Situated off Newton Park in the Four Winds, this home offers convenience to the local shops and transport links, as well as being only a short drive to Forestside Shopping Centre and the Ormeau Road with its array of cafes and entertainment facilities.

The accommodation comprises, two reception rooms, fitted kitchen and lean to conservatory on the ground floor, with three bedrooms and bathroom suite on the first floor.

The property does benefit from double glazing however the heating system is solid fuel and would need to be updated. Outside there is a driveway with ample parking leading to detached garage and superb, enclosed rear gardens laid in lawns that capture the afternoon sun.

Although the house is dated, it has been really well maintained over the years and would make a fantastic home for those hoping to add their own fit and finish.

- Semi Detached Home
- Two Reception Rooms
- Lean To Conservatory
- Solid Fuel Heating/Double Glazing
- Detached Garage
- Three Bedrooms
- Fitted Kitchen
- White Bathroom Suite
- Driveway With Parking
- Enclosed Rear Garden (Southerly Aspect)

| Energy Efficiency Rating |   | Current                 | Potential |
|--------------------------|---|-------------------------|-----------|
| (92-100) A               | Very energy efficient - lower running costs |                         |           |
| (81-91) B                |   |                         |           |
| (69-80) C                |   |                         |           |
| (55-68) D                |   |                         |           |
| (39-54) E                |   |                         |           |
| (21-38) F                |   |                         |           |
| (1-20) G                 | Not energy efficient - higher running costs |                         |           |
| Northern Ireland         |   | EU Directive 2002/91/EC |           |

## Entrance



Pvc glass panelled front door to glazed side panels to entrance hall. Terracotta tiled flooring. Glass panelled inner door with glazed side panels to entrance hall. Under-stairs storage.

## Lounge 11'7" x 11'4" (35.84m x 3.45m)



Tiled fireplace.

## Living Room 11'4" x 10'5" (3.45m x 3.18m)



Tiled fireplace.



### Fitted Kitchen 12'0 x 7'2 (3.66m x 2.18m)



Full range of fitted units, double drainer sink unit with mixer taps. Plumbed for washing machine. Access to lean to pvc conservatory.

### Lean To Conservatory 9'1 x 7'8 (2.77m x 2.34m)



### First Floor

### Bedroom One 11'4 x 10'7 (3.45m x 3.23m)





**Bedroom Two 11'4 x 10'6 (3.45m x 3.20m)**



**Bedroom Three 7'8 x 7'7 (2.34m x 2.31m)**



## Bathroom Suite



White bathroom suite comprising panelled bath with mixer taps, pedestal wash hand basin, low flush w.c Part tiled walls. Hot-press.

## Landing

Access to roof space via fold down ladder, light and skylight window.

## Outside Front

Front gardens laid in lawns

Driveway with ample parking leading to detached garage.

## Detached Garage 18'9 x 9'2 (5.72m x 2.79m)

Up and over door. Light and power.

## Outside Rear

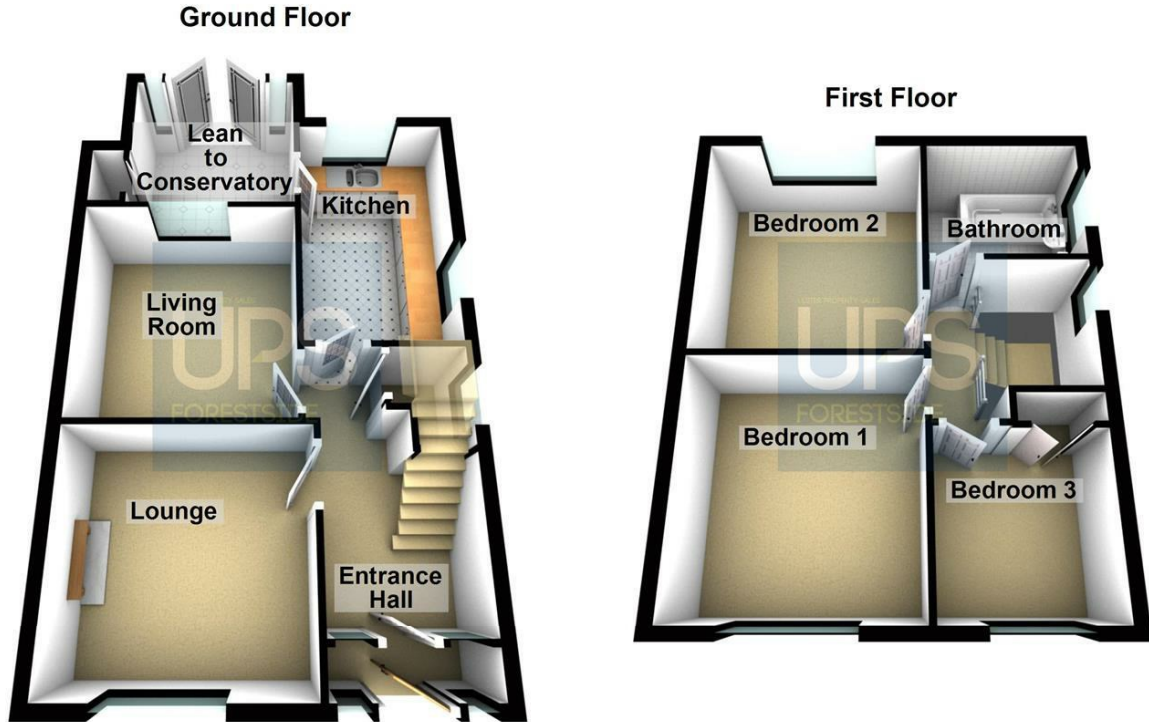


Flagged patio area overlooking mature rear gardens laid in lawns with a range of plants trees and shrubs.



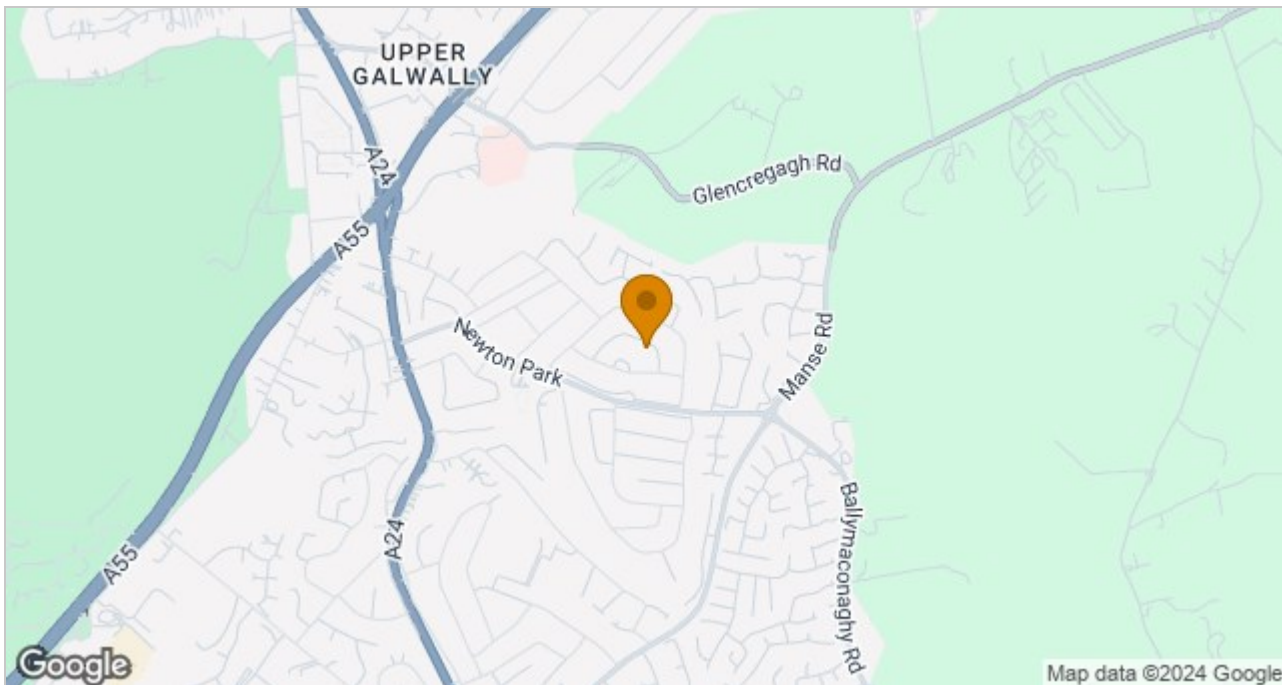


## Floor Plan



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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