



This spacious, beautifully extended detached home, situated off the popular Saintfield Road is perfect for families looking for comfort and convenience. Ideally located for easy access to the City Centre and nearby shopping complexes including Lesley Forestside, this property is a gem in one of Belfast's most sought after neighbourhoods.

Inside you will find two generous reception rooms, a sleek modern kitchen complete with a breakfast island that flows into a bright family and dining area ideal for family gatherings and relaxed meals. The first floor boasts five well-sized double bedrooms along with a contemporary bathroom for added comfort. This home offers stunning elevated views over Belfast, a large garage and gardens at both front and rear perfect for enjoying outdoor living. With gas fired central heating this property combines efficiency with style.

An internal viewing is highly recommended to fully appreciate all this fine home has to offer.

Offers Over  
£399,950

36 Glendale Avenue East,  
Off Newton Park,  
BELFAST,  
BT8 6LF

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Viewing by  
appointment  
through agent  
028 9066 3030

- Stunning detached family home in popular and convenient location near to many amenities including schools, shopping facilities, main arterial routes and leisure facilities
- Generous living room
- Modern fully fitted kitchen with breakfast island open to family and dining space with stunning views across Belfast
- Five double bedrooms
- Family bathroom with white suite/Additional shower room
- Gas fired central heating/uPVC double glazed window frames
- Driveway parking leading to large garage with excellent storage
- Private patio garden with stunning views across Belfast



The Property Comprises:

#### Ground Floor

Composite front door with glazed inset and side light to:

RECEPTION HALL: Large porcelain tiled floor, access to:

CLOAKROOM: Service door to garage.





LIVING/DINING ROOM: 16' 9" x 10' 3" (5.11m x 3.12m) Dual aspect windows. Large porcelain tiled floor, cast iron wood burning stove, slate hearth. Cornice ceiling. Excellent views across Belfast.



KITCHEN/LIVING/DINING AREA: 32' 10" x 15' 4" (10.01m x 4.67m) (at widest points). Modern fully fitted kitchen with excellent range of high and low level units, quartz stone work surfaces. Single drainer stainless steel inset sink unit with Quooker tap, built-in larder cupboard. Integrated fridge and freezer, built-in high level double oven, integrated dishwasher. Breakfast island with four ring induction hob with downdraft extractor fan, quartz stone work surfaces, stainless steel sink unit with mixer taps, built-in breakfast bar. Porcelain tiled floor, low voltage spotlights, aluminium bi-folding doors to garden. Open to ample living and dining space with dual aspect windows and excellent views across Belfast.



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INTEGRAL GARAGE: 17' 2" x 15' 4" (5.23m x 4.67m) Up and over door, light and power, built-in Ideal gas fired boiler. Range of low level units, laminate work surfaces, stainless steel sink and a half sink unit, mixer taps, plumbed for washing machine, built-in pressurized water cylinder.

First Floor

LANDING: Access to roofspace.

Airing cupboard with built-in shelving.





BEDROOM (1): 15' 2" x 12' 0" (4.62m x 3.66m) Excellent views across Belfast.

BEDROOM (2): 15' 2" x 9' 0" (4.62m x 2.74m) Dual aspect windows, excellent views across Belfast and across to Lisburn.



BEDROOM (3): 15' 0" x 9' 1" (4.57m x 2.77m)

BEDROOM (4): 16' 9" x 10' 2" (5.11m x 3.1m) Oak laminate wooden floor, dual aspect windows, built-in cupboard.



BATHROOM: White suite comprising low flush wc, vanity unit with chrome mixer taps and built-in cabinet below, mirror recess with LED touch screen light, free-standing bath, walk-in shower with chrome overhead shower unit and additional attachment. Porcelain tiled floor, fully tiled walls, heated towel rail, extractor fan.



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BEDROOM (5): 16' 1" x 7' 7" (4.9m x 2.31m) Oak laminate wooden floor. Excellent views across Belfast.

SHOWER ROOM: White suite comprising low flush wc, vanity unit with chrome mixer taps and built-in cabinet below, built-in shower cubicle with Mira shower unit, fully tiled walls, ceramic tiled floor, extractor fan, chrome heated towel rail.



## Outside

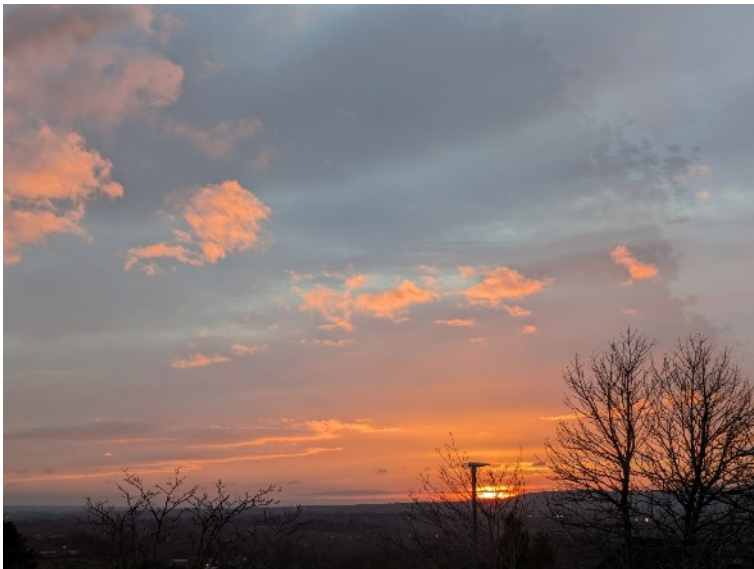
Sitting on a corner site. Driveway access off Glenholm Park with off-street parking leading to garage.

Front and side gardens laid in lawns with mature trees and shrubs.

Enclosed rear patio garden which enjoys afternoon and evening sun with excellent degree of privacy ideal for barbecuing and outdoor entertaining. Raised vegetable patch. Mature shrubs and plants.





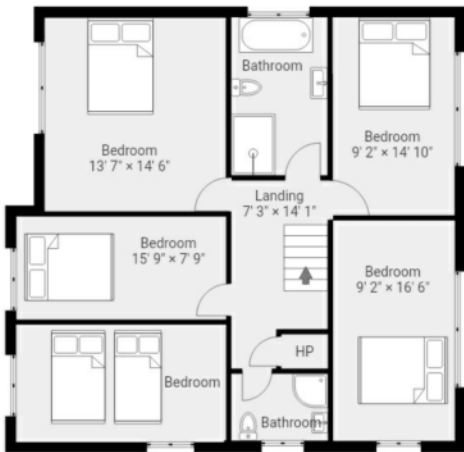
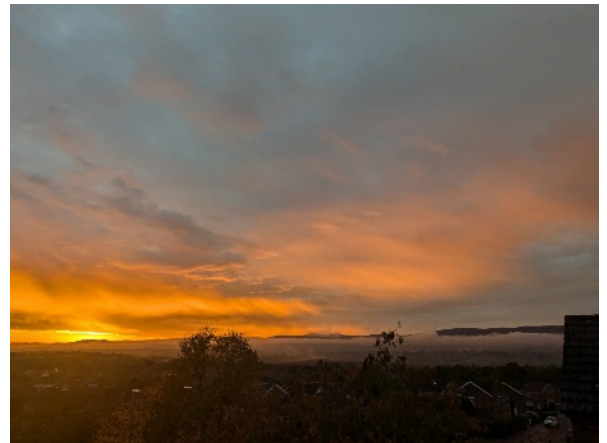


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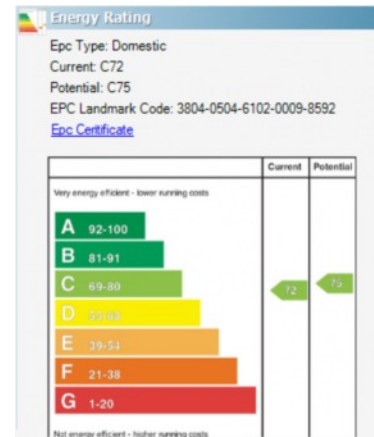


Location:

Coming out of Belfast on Saintfield Road, turn left onto Newton Park and take the second on the left into Glendale Avenue North. Continue to the end of the road for Glendale Avenue East.



Lisburn Road - 028 90 66 3030  
 Ballyhackamore - 028 90 65 0000  
 Lisburn - 028 92 66 1700  
 North Down - 028 90 42 4747  
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