



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	60	68
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

31 Glenview Avenue,
Belfast,
County Antrim, BT5

Guide Price: £215,000

 **Reeds Rains**

reedsrains.co.uk

31 Glenview Avenue, Belfast, County Antrim, BT5

Guide Price: £215,000

Council Tax Band:

EPC Rating: D

This well-appointed Semi-Detached home is beautifully presented throughout, ready for any new fortunate owner to just move in & enjoy.

Boasting bright, well-proportioned and tastefully decorated accommodation throughout, this excellent property is perfect for those seeking their first home or young family buyer alike.

Of particular note is the large dormer window which has been added by the current owner which drastically increases the ceiling height in bedroom two & three - a unique feature for this style of housing.

The location itself is hugely popular due to the vast array of amenities and attractions all within close proximity. Local shops, parks, Marsh Wiggle-way cycle / walkway and regular public transport links to name a few.

Forestside Shopping Centre & Retail Park and Ballyhackamore Village are also both a short driveway.

Early internal inspection comes strongly recommended.

Steps to...

uPVC Front Door With Glazed Inset and Side Panel To...

Entrance Hall

Under stairs storage. Laminated wooden flooring.

Lounge

15'8" / 11'7" (4.78m / 3.53m)

Feature fire place with electric fire inset.

Dining Room

10'4" / 9'6" (3.15m / 2.9m)

uPVC sliding door to enclosed rear garden.

Modern Fitted Kitchen

11 / 9'6" (11 / 2.9m)

One bowl sink unit with chrome dual mixer tap. Excellent range of high and low level units with stainless steel door furniture, formica work surfaces and up stand. Integrated four ring electric hob and chimney extractor hood. Separate built in double oven. Plumbed for washing machine. Space for fridge / freezer. uPVC door to enclosed rear garden.

First Floor

Bedroom One

13'6" / 9'5" (4.11m / 2.87m)

Stunning views extending over Belfast. Built in double wardrobe.

Bedroom Two

11 / 9'6" (11 / 2.9m)

Bedroom Three

9'4" / 8 (2.84m / 8)

Contemporary White Bathroom Suite

Comprising panelled bath with chrome dual mixer tap. Electric shower unit. Shower screen. Vanity unit with inset sink and chrome dual mixer tap. Dual flush w/c. Fully tiled walls. Ceramic tiled flooring. Hot press with lagged copper cylinder and storage above.

Landing

Access to roof space.

Outside

Well tended garden area to front in lawn and shrubbery. Driveway car parking for multiple cars. Side access. Enclosed private garden to rear bordered by fencing in lawn, flower beds, shrubbery and paved patio area. uPVC oil tank. Outside tap / light.

Detached Garage

21'6" / 9'8" (6.55m / 2.95m)

Accessed via roller door. Light and power. Oil fired boiler. Plumbed for washing machine. Low flush w/c. Wash hand basin with mixer tap.

The Reeds Rains branches at 350 Upper Newtownards Road, Ballyhackamore, Belfast, N Ireland BT4 3EX, 18 Main Street, Bangor, Co Down, N Ireland BT20 5AG, Somerset House, 240-242 Ormeau Road, Belfast, Co Antrim, N Ireland BT7 2FZ, 10 High Street, Carrickfergus, Co Antrim, N Ireland BT38 7AF, 8/8A Carrmoney Road, Glengormley, County Antrim, N Ireland BT36 6HN, 14/16 Market Street, Lisburn, County Antrim, N Ireland BT28 1AB and 2 Frances Street, Newtownards, County Down, N Ireland BT23 4JA are operated by Favscos NI Limited which is independently owned and operated under a Licence from Reeds Rains Limited.

All Measurements

All Measurements are Approximate.

Laser Tape Clause

All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

For full EPC please contact the branch.

Floorplan Clause

Measurements are approximate. Not to Scale. For illustrative purposes only.