



35 Glendale Avenue North, Newton Park, Four Winds, Belfast, BT8 6LD

Asking Price £219,950

Situated in the Four Winds, this superb semi detached home is within walking distance to all the shops and transport links on Newton Park, as well as the Cairnshill Park and Ride and Forestside Shopping Centre with its array of retail units and Cafes.

The property itself is immaculately presented and comprises, spacious lounge to the front, downstairs w/c and modern fitted kitchen and utility on the ground floor. Upstairs there are three good sized bedrooms and contemporary white bathroom suite. Outside there is a driveway with ample parking and superb rear garden laid in lawns.

A fantastic home with little to do but add furniture.

- Semi Detached Home
- Lounge To The Front
- Modern Fitted Kitchen With Casual Dining
- Contemporary White Bathroom Suite
- Driveway With Parking
- Three Bedrooms
- Downstairs W/C
- Utility Area
- Gas Heating / Double Glazing
- Enclosed Rear With Decked Patio & Garden Laid In lawn

Energy Efficiency Rating		Current	Potential
(92-100)	A		
(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		68	71
EU Directive 2002/91/EC			

The Accommodation Comprises

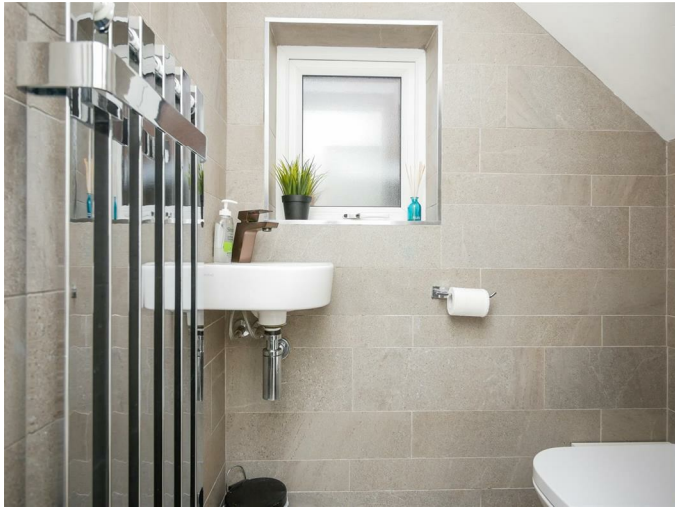
Entrance Hall



Composite glass panelled front door to entrance hall. Laminate flooring. Under-stairs storage.



Downstairs W/C



Contemporary finished downstairs cloakroom with low flush w.c, corner wall mounted sink unit with copper effect mixer tap, fully tiled walls and floor, feature chrome vertical radiator.

Lounge 13'8 x 11'2 (4.17m x 3.40m)



Cast iron fire-place with tiled hearth housing an open fire. Laminate flooring.





Modern Fitted Kitchen / Dining 11'3 x 10'0 (3.43m x 3.05m)



Full range of high and low level high gloss units with wood effect work tops, built in 4 ring gas hob and stainless steel extractor fan, integrated fridge freezer and dish-washer. Stone effect feature part tiled walls. Tiled flooring. Spotlights.



Utility Area



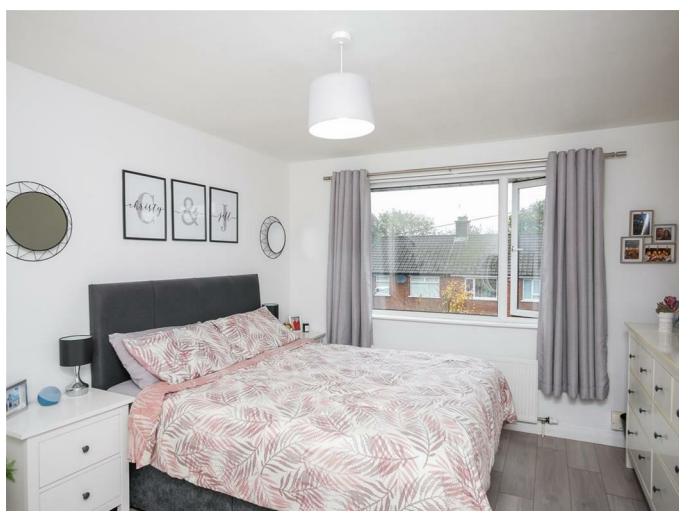
Range of fitted units, wood effect work tops. Plumbed for automatic washing machine. Tiled flooring. Glass panelled upvc door providing access to the rear.

First Floor

Bedroom One 13'7 x 11'4 (4.14m x 3.45m)



(at widest points) Laminate flooring. Built in robe.



Bedroom Two 11'1 x 10'3 (3.38m x 3.12m)



Laminate flooring.



Bedroom Three 9'7 x 6'9 (2.92m x 2.06m)



White Bathroom Suite



White bathroom suite comprising jacuzzi panelled bath with waterfall style mixer taps and telephone hand shower attachment. Wash hand basin also with waterfall mixer taps and illuminated vanity mirror above. Low flush w.c Tiled flooring. Anthracite grey heated towel rail. Spot-lights.

Landing



Access to roof-space via Keylite fold down ladder. Floored with light.

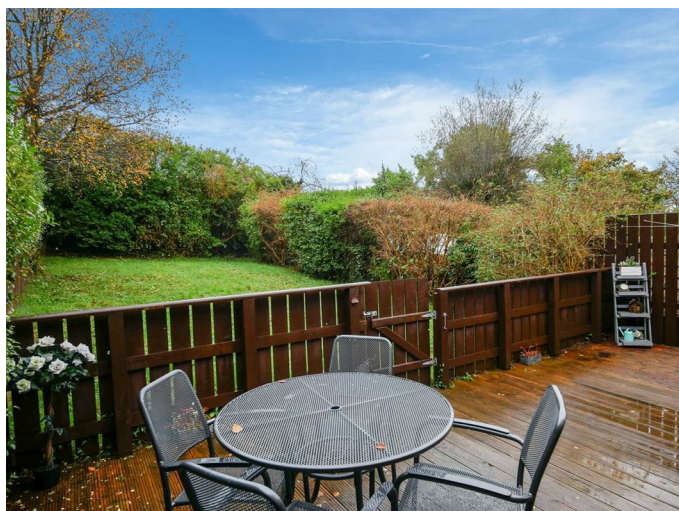
Outside Front

Garden laid in lawns. Driveway with parking.

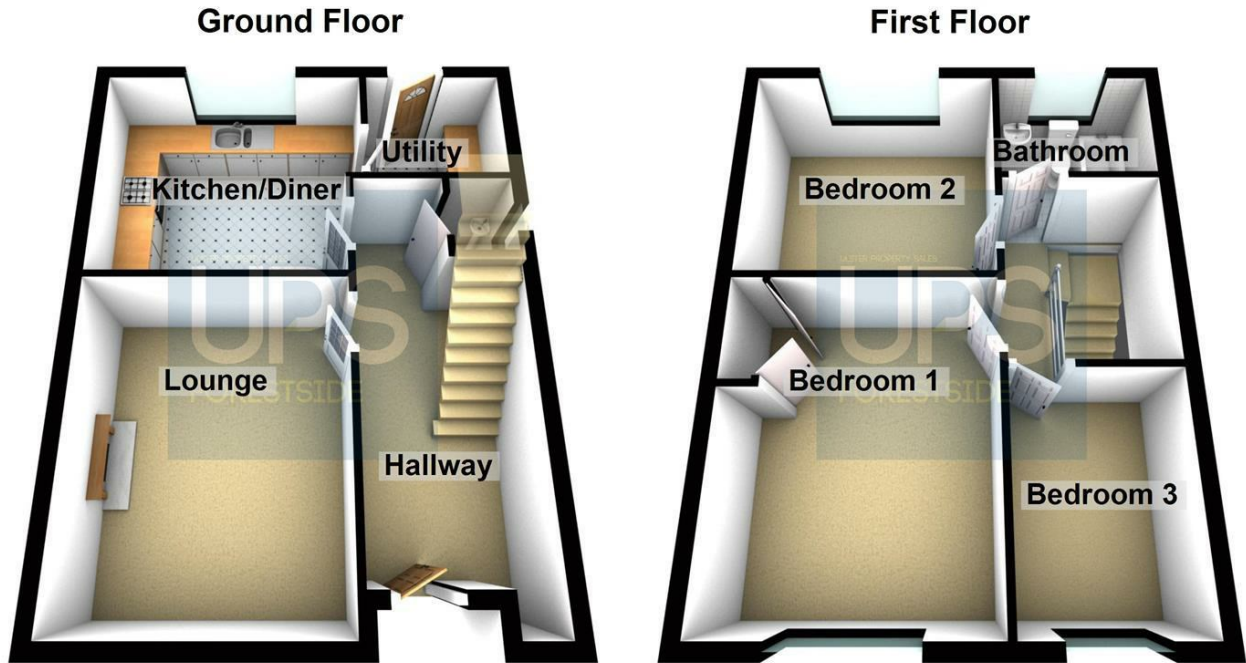
Outside Rear



Large, enclosed decked patio area, superb size garden bordered by mature hedging and timber fencing.

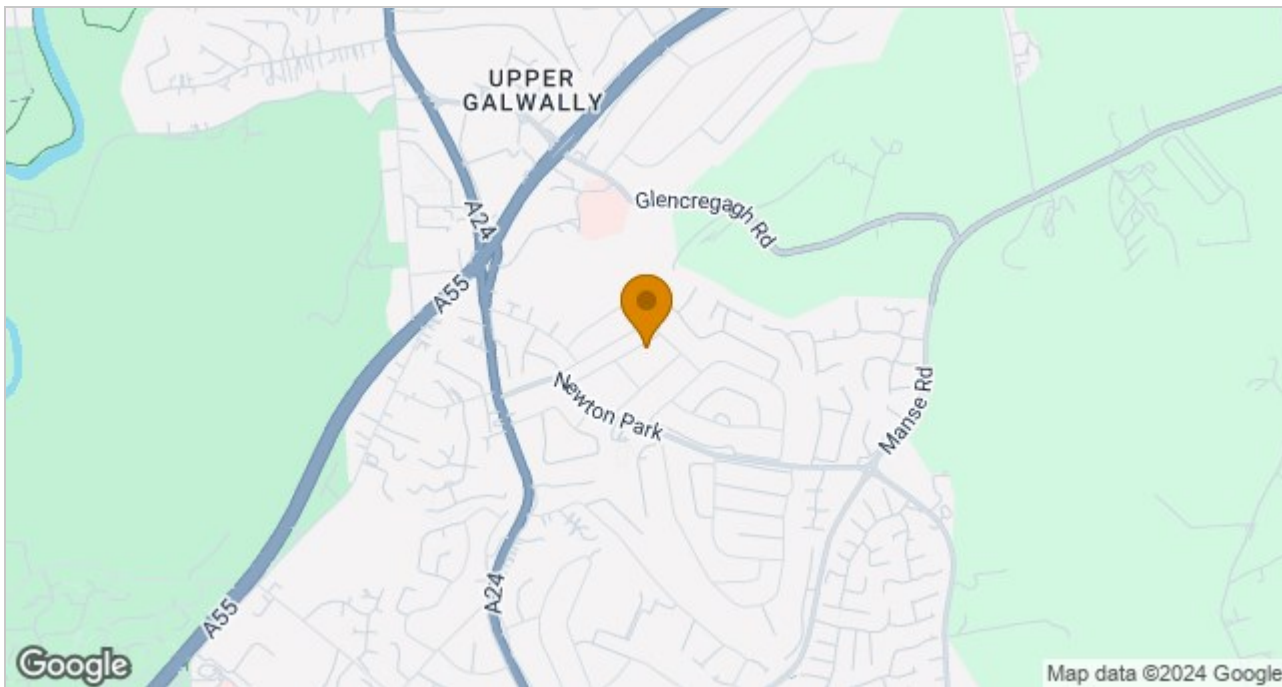


Floor Plan



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.

ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN
028 9060 5200
BALLYHACKAMORE
028 9047 1515
BALLYMENA
028 2565 7700

BALLYNAHINCH
028 9756 1155
BANGOR
028 9127 1185
CARRICKFERGUS
028 9336 5986

CAUSEWAY COAST
0800 644 4432
CAVEHILL
028 9072 9270
DOWNPATRICK
028 4461 4101

FORESTSIDE
028 9064 1264
GLENGORMLEY
028 9083 3295
MALONE
028 9066 1929

NEWTOWNARDS
028 9181 1444
RENTAL DIVISION
028 9070 1000

Forestsides Estates Ltd; Trading under licence as Ulster Property Sales (Forestsides) Reg. No. NI051121; Registered Office: 9 Upper Crescent, Belfast B17 1NT
©Ulster Property Sales is a Registered Trademark

