

# For Sale

Asking Price: £245,000

SimonBrien



50 Glendale Avenue North  
Belfast  
County Down  
BT8 6LB

[simonbrien.com](https://www.simonbrien.com)



The Four Winds area of South Belfast is an extremely popular residential location which is favourable with families and first time buyers who appreciate the easy convenience to a host of amenities, including shopping at Forestside, Newtownbreda, local schooling and transport routes to and from the City Centre and other surrounding towns.

This particular semi-detached home has been exceptionally well maintained throughout and comprises of three bedrooms, open plan living / dining room, together with modern kitchen and bathroom. In addition, the property benefits from substantial gardens to the rear and driveway parking with a detached garage with utility room to the back/

Semi-detached homes in this location consistently prove popular, and we have no hesitation encouraging appointments to view at your earliest convenience.



### Special Features & Services

- Attractive Red Brick Semi Detached Family Home
- Well Presented Accommodation Throughout
- Three Generous Bedrooms
- Spacious Living / Dining Room With Cast Iron Fireplace
- Modern Fully Fitted Kitchen
- Bathroom In Contemporary White Suite
- Gas Fired Central Heating
- UPVC Double Glazing
- UPVC Facia Boards
- Generous Gardens To Front And Rear With Paved Sitting Area
- Detached Garage (Divided to home gym and utility area)
- Wide Tarmac Driveway To The Front With Vehicle Parking Side by Side
- Popular And Convenient Residential Location
- Early Viewing Strongly Recommended



### Accommodation

**Entrance Porch** uPVC double glazed front door to entrance porch with glazed internal door to reception hall

**Reception Hall** Solid wood floor

**Downstairs WC** Tiled floor, half tiled walls, low flush WC, pedestal wash hand basin, spotlighting

**Living/Dining Room** 22'11" x 10'8" (6.99m x 3.25m): Solid wood floor, cast iron fireplace

**Kitchen** 12' x 7'9" (3.66m x 2.36m): Range of high and low level units, integrated dishwasher, double electric oven, 4 ring ceramic hob, extractor fan, stainless steel sink unit, space for fridge freezer

**First Floor Landing** Pull down ladder to roofspace

**Main Bedroom** 11'4" x 8'1" (3.45m x 2.46m): Solid wood floor, built in mirror sliderobes

**Bedroom 2** 3.41 x 10'7" (3.41 x 3.23m):

**Bedroom 3** 8'4" x 7'11" (2.54m x 2.41m):

**Bathroom** Part tiled walls, low flush WC, pedestal wash hand basin, bath with electric shower above and shower cubicle, spotlighting, hotpress

**Detached Garage** 14'2" x 10'4" (4.32m x 3.15m):

**Utility Room** 10'4" x 7'9" (3.15m x 2.36m):

**Outside** Tarmac driveway to the front. Enclosed rear garden in lawn with paved sitting area.



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**NEGOTIATOR**

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**MORTGAGE ADVICE**

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The logo for Simon Brien, featuring the name "SimonBrien" in white text on a red rectangular background.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	56 D	65 D
39-54	E		
21-38	F		
1-20	G		

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