



## 15 Carrs Glen Park , Belfast, BT14 8HE

**Asking Price £140,000**

Most Attractive Extended Red Brick Semi Detached Villa Offering Excellent Proportions Set Within This Ever Popular Location

A fabulous opportunity to purchase a spacious red brick semi detached villa which has been maintained and presented to a good standard. The spacious interior comprises 3 bedrooms, through lounge into bay, extended fitted kitchen and classic white bathroom suite. The dwelling further offers uPvc double glazed windows, gas central heating, pvc fascia and eaves and replacement rainwater goods. A conservatory and private gardens combine with the most convenient location with leading schools, public transport and public parks all within walking distance.

Ideally suited to the first time buyer or young couple immediate inspection is highly recommended

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>		
	44	64
EU Directive 2002/91/EC		

# 15 Carrs Glen Park

, Belfast, BT14 8HE



- Extended Red Brick Semi Detached
- Extended Fitted Kitchen
- Gas Central Heating
- Ideally Suited To The First Time Buyer Or Young Couple
- 3 Bedrooms
- Classic White Bathroom Suite
- Conservatory & Private Gardens Combine
- Through Lounge Into Bay
- Upvc Double Glazed Windows
- Most Convenient Location

## Entrance Hall

Upvc double glazed entrance door, panelled radiator, wood laminate floor.

## Through Lounge

24'11" x 9'8" (7.62 x 2.95)

Into bay, double panelled radiator x2, wood laminate floor.

## Extended Kitchen

16'0" x 14'11" (4.88 x 4.57)

Single drainer stainless steel sink unit, extensive range of high and low level units, built in under oven and hob, extractor fan, fridge/freezer space, plumbed for washing machine, partly tiled walls, panelled radiator, recessed lighting, ceramic tiled floor.

Dining Area - Double glazed sliding patio doors.

## Conservatory

Upvc double glazed windows, ceramic tiled floor.

## First Floor

Landing

## Bathroom

Classic white bathroom suite comprising panelled bath, telephone hand shower, shower cubicle, electric shower, pedestal wash hand basin, low flush wc, partly tiled walls.

## Bedroom

11'6" x 8'3" (3.51 x 2.54)

Panelled radiator, wood laminate floor.

## Bedroom

10'11" x 6'7" (3.33 x 2.03)

Built-in mirrored slide robes, panelled radiator, wood laminate floor.

## Bedroom

7'4" x 6'7" (2.26 x 2.01)

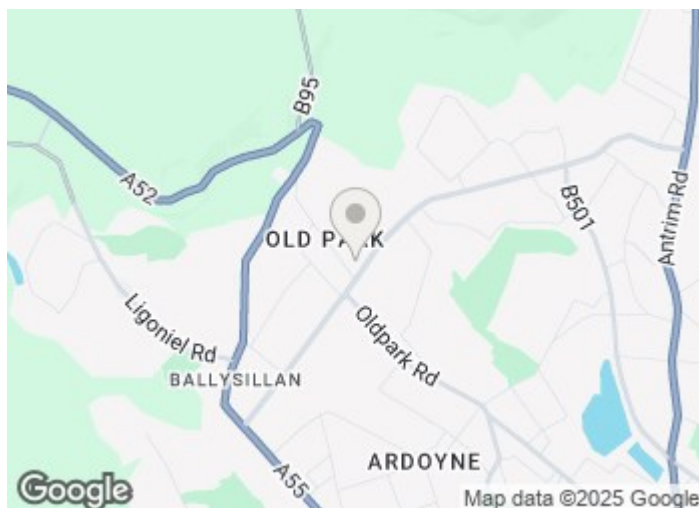
Panelled radiator.

## Roof Space

Slingsby ladder, floored and sheeted, panelled radiator.

## Outside

Gardens front and rear in lawn, shrubs and flowerbeds, patio areas, boiler house, oil boiler, oil tank, garden shed.



## Directions





Floor Plan

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

