



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	59	68
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

32 Glenview Avenue,
Belfast,
County Antrim,
BT5

Asking Price: £199,950

 Reeds Rains

reedsrains.co.uk

32 Glenview Avenue, Belfast, County Antrim, BT5

Asking Price: £199,950

EPC Rating: D

We are delighted to present to the open market this attractive red brick semi detached villa, ideally positioned within this most sought after of residential locations.

Internally the property offers bright accommodation comprising, three bedrooms, two reception rooms, kitchen and shower room with white suite.

Externally there are well tended gardens to front and enclosed to rear and a driveway to ample car parking and detached matching garage.

Further benefits include gas central heating and double glazed windows and doors.

The property is ideally located and within ease of access of many leading schools and public transport links for city commuting. Forestside shopping and retail park with its wide range of amenities is also easily accessible.

Properties within this location have a proven track record for creating strong demand when presented to the open market. Ideally suitable for a young family or first time buyer. Early viewing is strongly recommended.

Accommodation

Covered porch, uPVC double glazed front door and double glazed side panel, entrance hall, cornice work, alarm panel, under stairs storage,

Lounge

12'8" x 11'5" (3.86m x 3.48m)

Bay window, tiled fireplace and hearth, cornice work.

Dining Room

11'6" x 11'3" (3.5m x 3.43m)

Cornice work.

Kitchen

10'9" x 8'1" (3.28m x 2.46m)

Single drainer stainless steel sink unit, range of low level units, tiled splash back, plumbed for dishwasher, cooker space, uPVC double glazed back door.

First Floor

Landing

Slingsby ladder to floored roof space, light and velux window.

Bedroom One

12'9" x 11'2" (3.89m x 3.4m)

Bay window.

Bedroom Two

11'3" x 11' (3.43m x 3.35m)

Bedroom Three

8'3" x 7'5" (2.51m x 2.26m)

Built in robe.

Shower Room

Modern white suite, built in shower cubicle with thermostatically controlled shower, vanity unit with mixer taps, dual flush close coupled WC, chrome heated towel rail, half tiled walls, airing cupboard with radiator.

Outside

Tarmac driveway to ample car parking and detached matching garage, up and over door, light, power, side access, gas boiler, plumbed for washing machine, sink unit, 22'4 x 9'4.

Front garden in lawns and shrubs.

Enclosed private garden to rear, lawns, shrubs, paved patio area, boundary fencing, outside light and tap.

CUSTOMER DUE DILIGENCE

As a business carrying out estate agency

work, we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <https://www.legislation.gov.uk/ukxi/2017/692/c> ontents

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply of £20 + Vat for each person.

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For full EPC please contact the branch.

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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.

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