



24 Glenholm Park, Belfast, BT8 6LP

Asking Price £237,500

Glenholm Park is a popular residential location off Newton Park in the Four Winds and offers convenience to local shops and transport links to most parts of the city, as well as being only a few minutes drive from Forestside Shopping Centre.

Internally the property comprises, on the ground floor, entrance hall, downstairs w/c, lounge open to dining and new shaker style fitted kitchen with built-in appliances. On the first floor there are three good sized bedrooms and white bathroom suite.

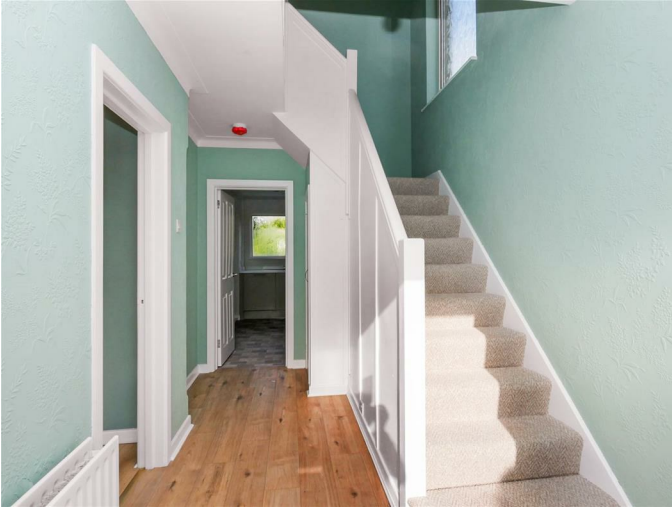
Outside this property benefits from a driveway with ample parking leading to detached garage and superb rear gardens that are to be sown (weather permitting).

An excellent home in a great location.

- Semi Detached Home
- Lounge Open Plan To Dining Room
- Downstairs w/c
- Oil Heating / Double Glazing
- Detached Garage
- Three Good Sized Bedrooms
- New Fitted Kitchen With Built-in Appliances
- White Bathroom Suite 1st Floor
- Driveway With Ample Parking
- Superb Rear Garden (Lawn To Be Sown Subject To Weather)

Energy Efficiency Rating		Current	Potential
Key: energy efficient - lower running costs			
(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		EU Directive 2002/91/EC	

Entrance Hall



Hardwood front door to entrance hall, Laminate flooring.

Down-stairs w.c 22'8 x 11'2 (6.91m x 3.40m)



Sink unit & Low flush w.c

Lounge / Dining 22'8 x 11'2 (6.91m x 3.40m)



Laminate flooring. Double sliding doors to garden.



New Shaker Style Fitted Kitchen 12'1 x 7'5 (3.68m x 2.26m)



Excellent range of high and low level units, marble effect worktops, single drainer stainless steel sink unit with mixer taps, built in hob, under oven, overhead extractor fan, integrated fridge freezer and dishwasher. Spot-lights.

First Floor

Bedroom One 11'2 x 10'6 (3.40m x 3.20m)



Bedroom Two 11'0 x 10'6 (3.35m x 3.20m)



Bedroom Three '8'0 x 7'4 ('2.44m x 2.24m)



White Bathroom Suite



Comprising panelled bath with mixer taps, redring shower unit above, pedestal wash hand basin with mixer taps, low flush w.c Part tiled walls with mosaic detailing. Hot-press with access to the roofspace.

Outside Front

Garden laid in lawn bordered by mature hedging.

Driveway with ample parking leading to a detached garage.

Detached Garage

Up and over door.

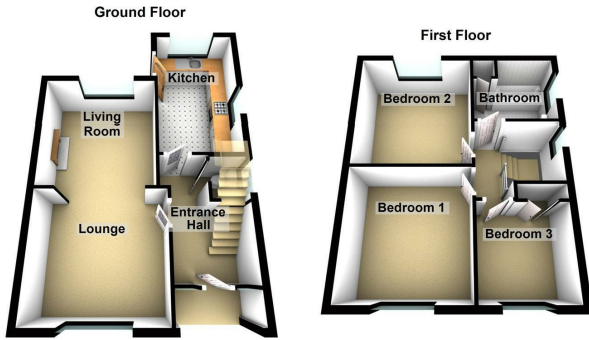
Outside Rear



From the lounge / dining access is provided to a decked patio area, this in turn leads the superb sized rear garden that is in the process of being sown (weather permitting)

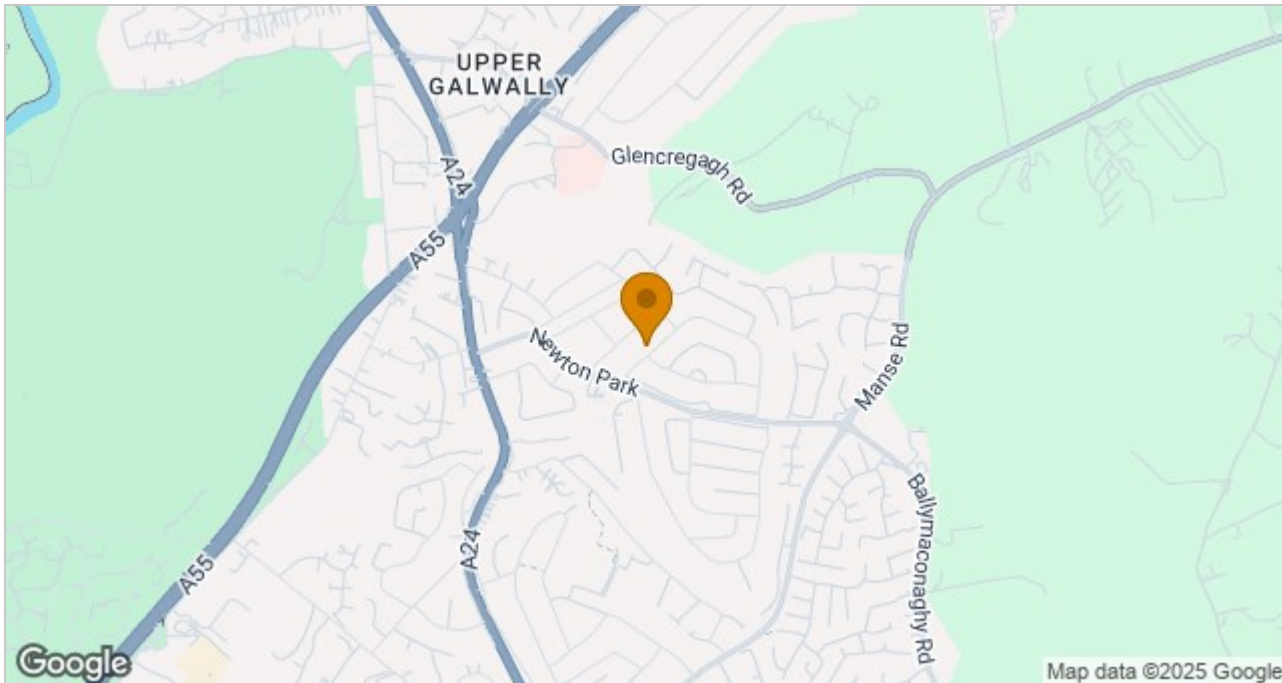


Floor Plan



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

BALLYNAHINCH
028 9756 1155

BANGOR
028 9127 1185

CARRICKFERGUS
028 9336 5986

CAVEHILL
028 9072 9270

DONAGHADEE
028 9188 8000

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



John Thompson trading under licence as Ulster Property Sales (Downpatrick)
©Ulster Property Sales is a Registered Trademark