



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		61
(39-54)	E	40	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

2 Glenview Gardens,
Belfast,
County Antrim,
BT5

Offers Over: £205,000

Reeds Rains

reedsrains.co.uk

2 Glenview Gardens, Belfast, County Antrim, BT5

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EPC Rating: E

Positioned on a large corner site is this attractive & extended red brick semi-detached home.

Internally will require general updating throughout however offers fantastic potential to alter / add giving the generous site. (Subject to relevant planning permissions)

Local shops, parks, regular public transport links and various shopping facilities are all close to hand.

Belfast City Centre is easily accessible for the daily commuter and Tesco Superstore at Castlereagh and Forestside Shopping Centre & Retail Park is also close by.

This quiet residential location has a proven track record and will no doubt be of particular interest to many prospective buyers. Early inspection is therefore advised.

Covered Entrance Porch

Outside light. Solid wooden front door with glazed inset and side panel to...

Entrance Hall

Under stairs storage.

Lounge

12'8" x 11'1" (3.86m x 3.38m)

Into bay window. Original tiled fireplace.

Extended Family Room

17'9" x 11'2" (5.4m x 3.4m)

Original tiled fireplace.

Fitted Kitchen

11 x 7'9" (11 x 2.36m)

One bowl sink unit with chrome dual mixer tap. Excellent range of high and low level units with wood effect work surfaces. Integrated four ring

electric hob and built in oven with integrated extractor fan. Plumbed for washing machine. Plumbed for dishwasher. Space for fridge / freezer. Partly tiled walls. Wooden door to enclosed rear garden.

First Floor

Bedroom One

12'3" x 9'7" (3.73m x 2.92m)

Into bay window. Range of built in bedroom furniture.

Bedroom Two

11'3" x 10'9" (3.43m x 3.28m)

Bedroom Three

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

Shower Room

Comprising PVC panelled shower cubicle with electric Mira Sport shower unit. Shower screen. Vanity unit with inset sink, dual mixer tap and splash back. Dual flush w/c. Recessed spotlighting. PVC panelled walls and ceiling. Hot press with lagged copper cylinder and storage above.

Landing

Access to roof space.

Outside

Large well tended garden area to front and side in lawn, flower beds and shrubbery. Driveway car parking to rear. Enclosed courtyard to rear. uPVC oil tank.

Detached Garage

17'7" x 11'3" (5.36m x 3.43m)

With electric roller door. Oil fired boiler.

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/contents>

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.

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.