



Glendhu Manor,  
**Guide Price £165,000**



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# Glendhu Manor, Belmont, Belfast

## Guide Price £165,000

Situated within a very popular residential development is the deceptively spacious Semi Detached home positioned on a large corner site. The accommodation is both bright and airy throughout and will appeal to a wide range of prospective buyers in today's market. This quiet location is hugely convenient for those who commute regularly due to the ease of access to Belfast City Centre, regular public transport links, main arterial routes and outer ring and George Best Belfast City Airport all being close to hand. Furthermore Holywood Exchange and Retail Park and both the highly regarded Belmont and Ballyhackamore Villages are just a short drive away. Early inspection is advised. **KEY FEATURES** Attractive Semi Detached Home Situated On A Large Corner Site Bright, Spacious And Well Presented Accommodation Throughout Popular And Much Admired Residential Location Three Good Bedrooms Lounge Open Plan To Dining Area With Square Bay Modern Fitted Kitchen Contemporary Family Bathroom Suite OFCH uPVC Double Glazed Windows And Doors Ample Driveway Car Parking Large Private Enclosed Rear Garden Within Easy Reach To Many Day To Day Amenities Ideal Acquisition For Many Prospective Buyers In Today's Market

### COVERED ENTRANCE PORCH

uPVC front door with glazed inset to...

### ENTRANCE HALL

### LOUNGE OPEN PLAN TO DINING AREA

8.61m x 3.91m (28'3" x 12'10")

At widest points. Into square bay. Original granite fireplace with open fire and wooden mantle.

### MODERN FITTED KITCHEN

3.43m x 2.44m (11'3" x 8'0")

At widest points. Once and 1/2 bowl sink unit with chrome dual mixer tap. Range of high and low level units with stainless steel door furniture and formica work surfaces. Space for cooker and integrated extractor hood. Plumbed

for washing machine. Space for fridge / freezer. Large under stairs storage. Pine ceiling. Laminate flooring. Recessed spotlighting. uPVC door to enclosed rear garden.

### FIRST FLOOR

#### BEDROOM ONE

5.00m x 2.84m (16'5" x 9'4")

At widest points. Into square bay. Superb range of built in bedroom furniture.

#### BEDROOM TWO

3.43m x 2.62m (11'3" x 8'7")

Solid wooden flooring. Recessed spotlighting.

#### BEDROOM THREE

3.05m x 1.96m (10'0" x 6'5")

At widest points.

### CONTEMPORARY WHITE FAMILY BATHROOM SUITE

Comprising panelled bath with chrome dual mixer tap. Mire sport electric shower unit. Folding shower screen. Vanity unit with inset sink and chrome dual mixer tap with tiled splash back. Dual flush w/c. Chrome heated towel rail. Recessed spotlighting. Partly tiled walls with feature mosaic inset.

### LANDING

Hot press with lagged copper cylinder and storage above. Access to roof space - partially floored with light and power.

### OUTSIDE

Well tended gardens to front. Ample driveway car parking. Side access. Large, private enclosed rear garden bordered by fencing and hedging in lawn, paved patio area, flower beds and shrubbery. Outside tap / light. Garden shed. uPVC oil tank. Boiler house with oil fired boiler.



For full EPC please contact the branch



Energy Efficiency Rating		Current	Potential	Environmental (CO <sub>2</sub> ) Impact Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100)	A			(92-100)	A		
(81-91)	B			(81-91)	B		
(69-80)	C			(69-80)	C		
(55-68)	D			(55-68)	D		
(39-54)	E			(39-54)	E	47	
(21-38)	F			(21-38)	F		
(1-20)	G			(1-20)	G		
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Wales & N.Ireland				England, Wales & N.Ireland			
Directive 2002/91/EC				Directive 2002/91/EC			
<p>The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.</p>				<p>The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide emissions. The higher the rating the less impact it has on the environment.</p>			