



Glendale Avenue South,

**Offers in the region of  
£179,950**



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## Glendale Avenue South, Belfast

### Offers in the region of £179,950

This semi detached home enjoys a superb site with an excellent garden to the rear, with ample space for an extension (subject to the usual consents). Internally the property features a living / dining room with feature gas stove, well presented kitchen, 3 first floor bedrooms and bathroom with white suite. The property has been well presented by its current owners and will appeal to young couples and families alike. To the outside there is a driveway to parking to the front which leads to an attached garage. The garden to the rear is without doubt one of this homes main selling points and must be viewed to be appreciated. From a location point of view the Four Winds Area is within close proximity to Belfast, and has lots of leading schools within a short drive. Forestside Shopping centre, Belvoir Park Golf Club and all the amenities of the Ormeau Road are also close at hand. Viewing is by appointment with our sales team on (028) 9068 0420.

#### UPVC DOUBLE GLAZED DOOR TO ENTRANCE PORCH

Tiled floor. PVC door to

#### RECEPTION HALL

Laminate wooden flooring. Cornice work. Under stairs storage.

#### LIVING ROOM

3.45m x 3.43m (11'4" x 11'3")

Laminate wooden floor. Aspect to front. Hole in wall fire place with gas stove. Open plan to...

#### DINING AREA

3.45m x 3.23m (11'4" x 10'7")

Laminate wooden floor. Feature cast iron fire place with tiled inset. Cornice work. Open plan to...

#### FITTED KITCHEN

Range of high and low level units. Single drainer 1.5 stainless steel sink unit with mixer taps. Built in stainless steel oven with 4 ring ceramic hob, concealed extractor fan. Space to fridge freezer. Part tiled walls. Ceramic tiled floor. PVC door to garden.

#### STAIRS TO FIRST FLOOR

#### LANDING

Access to Roof Space via slingsby type ladder.

#### BEDROOM 1

3.40m x 3.23m (11'2" x 10'7")

Aspect to front.

#### BEDROOM 2

3.45m x 3.23m (11'4" x 10'7")

Aspect to rear.

#### BEDROOM 3

2.36m x 2.31m (7'9" x 7'7")

Exposed wooden floor. Aspect to front.

#### BATHROOM WITH WHITE SUITE

2.31m x 1.93m (7'7" x 6'4")

Panel bath with mixer taps, telephone hand shower and additional overhead shower. Pedestal wash hand basin with mono tap. Close coupled wc. Part tiled walls. Airing cupboard.

#### ROOF SPACE

5.26m x 3.18m (At widest.) (17'3" x 10'5" (At widest.))

Under eaves storage. Velux window.

#### WINDOWS

PVC double glazed.

#### HEATING TYPE

Gas Heating

## OUTSIDE

Large enclosed rear garden in lawn, shrubs, small trees and walkways. Good sized patio area to bottom of garden. Driveway to parking to front. Garden to front and side.

## ATTACHED GARAGE

Up and over door. Gas boiler.

## DIRECTIONS

Travelling up the Saintfield Road, take a left turn into Newton Park, Glendale Avenue South is on your left hand side.



For full EPC please contact the branch

## FLOOR PLAN

### Laser Tape Clause

All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

### Buyer Notes

BUYER NOTES (Please use the area below to make any notes whilst viewing the property)

### Floorplan Clause

Measurements are approximate. Not to Scale. For Illustrative purposes only



