

10 Glenmachan Avenue,
Belfast, BT4 2RG



Asking Price £399,950

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KEY FEATURES

- Spacious Detached Home On Mature Site
- Four Bedrooms (Principal Bedroom With Ensuite Shower Room)
- Kitchen With Casual Dining Area
- Living Room
- Dining Room
- Conservatory
- Bathroom
- Cloakroom With WC
- Large Integral Garage With Utility Area (Ideal For Further Accommodation Above Subject To Building Control Approval)
- Gas Heating / PVC Double Glazed Window Frames
- Ample Off Street Parking On Driveway
- Landscaped Gardens To Front, Side & Rear
- Within Easy Reach Of Leading Primary & Post Primary Schools
- Easy Access To Outer Ring, Belfast City Centre & City Airport
- Close To Belmont, Holywood & Stormont Buildings

SUMMARY

Occupying a mature site in a quiet cul-de-sac location in East Belfast, this is the former show house for the development and is a deceptively spacious detached villa with living space set over two floors, offering adaptable accommodation to suit a variety of differing requirements.

The accommodation comprises of an entrance hall with gallery landing above, living room, kitchen with dining area, dining room and conservatory and access to a large attached garage. The first floor then holds the principal bedroom with ensuite shower room, and three further bedrooms. Outside, this property boasts gardens to the front, side and rear with shrub beds and mature trees, lawns and rear patio area.

With strong demand for homes within this area, due to the proximity of excellent schools, churches, parks as well as access to Belfast City Airport, Holywood and beyond, we would encourage immediate viewing of this detached house from potential purchasers to avoid disappointment.



ACCOMMODATION

GROUND FLOOR

ENTRANCE:

Glazed entrance porch leading to:

RECEPTION HALL:

11' 8" x 9' 8" (3.56m x 2.95m)

Parquet wood block flooring. Gallery landing above.



CLOAKROOM:

Low flush WC. Pedestal wash hand basin.

LIVING ROOM:

17' 10" x 14' 9" (5.44m x 4.5m)

French double doors from hall. Stone tiled fireplace with open fire and baxi grate





DINING ROOM:
11' 8" x 9' 9" (3.56m x 2.97m)

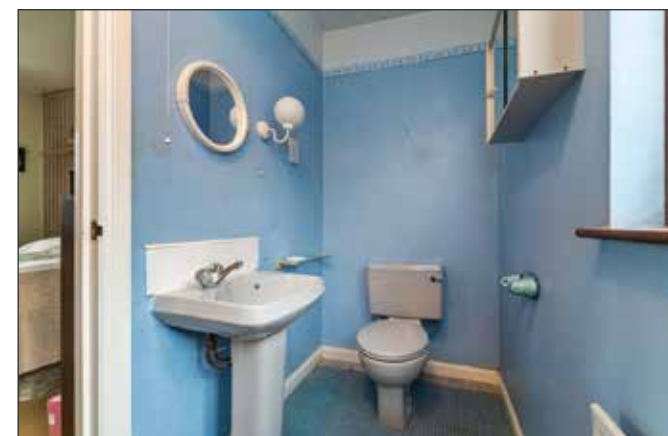
French double doors to:

CONSERVATORY:

French double doors to rear. Ceramic tiled floor.

BREAKFAST ROOM:
15' 0" x 11' 3" (4.57m x 3.43m)

Oriel bay window. Tiled fireplace with gas fire open to:



FIRST FLOOR

MINSTREL GALLERY LANDING:

PRINCIPAL BEDROOM:

10' 7" x 10' 6" (3.23m x 3.2m)

ENSUITE SHOWER ROOM:

Fully tiled shower cubicle with thermostatic shower. Low flush WC. Pedestal wash hand basin with mixer taps.

BEDROOM (2):

10' 8" x 8' 1" (3.25m x 2.46m)

KITCHEN:

10' 0" x 9' 8" (3.05m x 2.95m)

Full range of high and low level oak units. 1.5 bowl 'Franke' sink unit in oatmeal with mixer tap. 4 ring ceramic hob. Eye level oven and microwave. Plumbed for dishwasher.

ATTACHED GARAGE

18' 4" x 17' 10" (5.59m x 5.44m)

Remote controlled roller shutter door. Power and light. Floored roof area providing ample storage space.

Utility area with stainless steel sink unit and mixer taps. Plumbed for washing machine. Rear service doors.





BEDROOM (3):
10' 8" x 9' 9" (3.25m x 2.97m)

BEDROOM (4):
10' 6" x 8' 9" (3.2m x 2.67m)

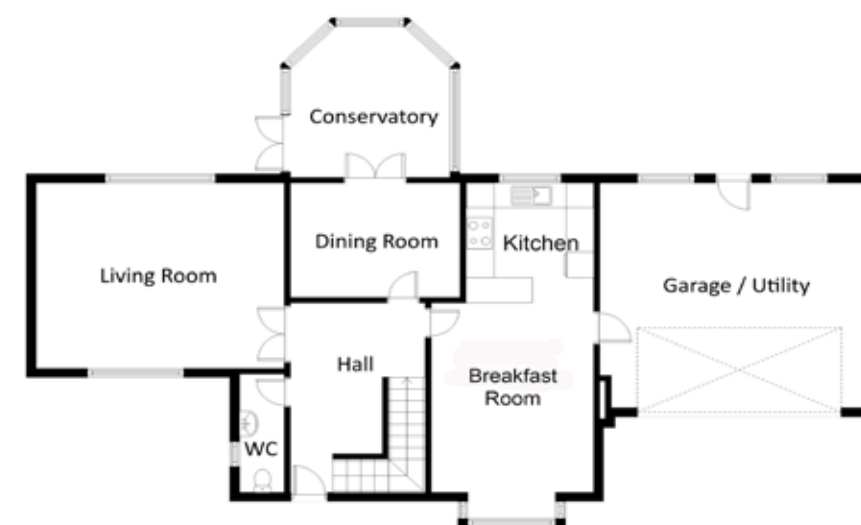
BATHROOM:

Contemporary suite comprising corner bath with mixer taps and shower fitment. Pedestal wash hand basin with mixer taps. Bidet. Low flush WC. Ceramic tiled floor.

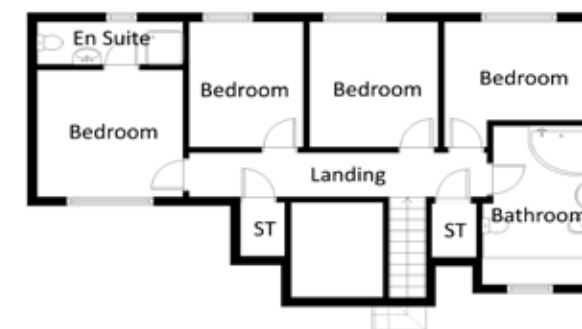
OUTSIDE

To the front is a generous driveway. To the rear is a paved patio and garden in lawn. Paved pathway surrounding property.



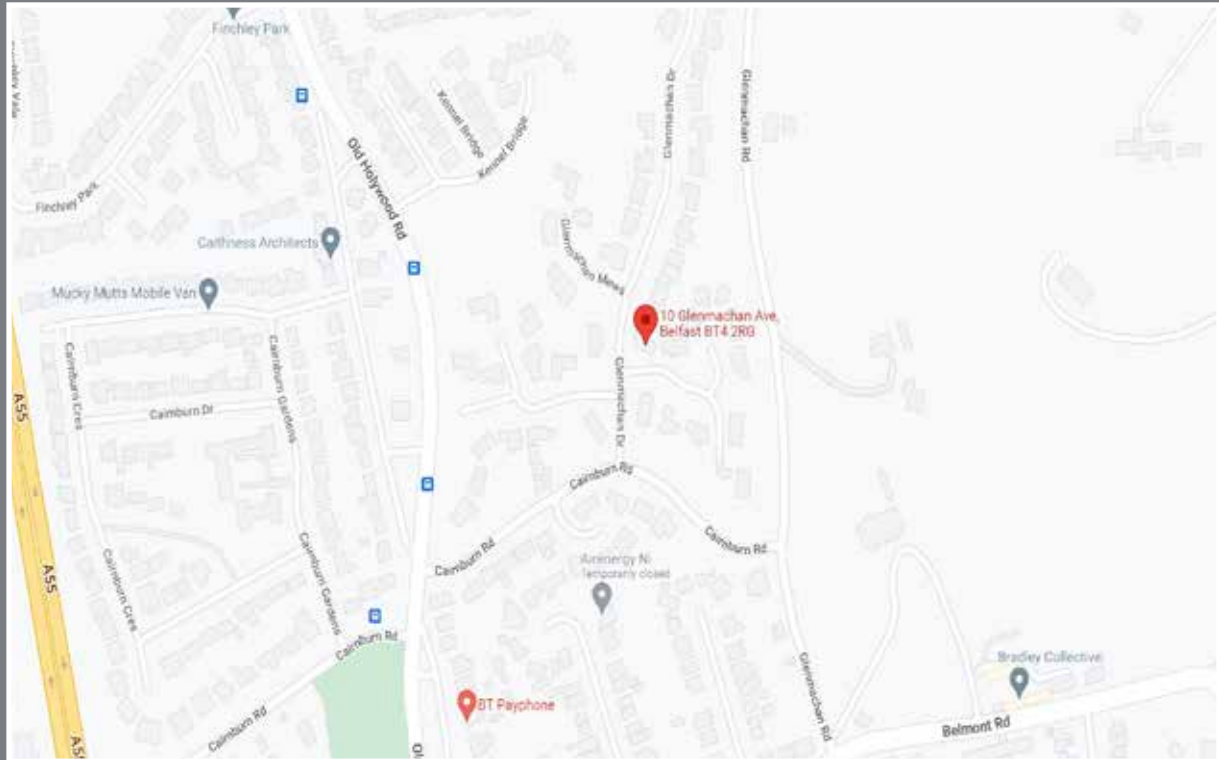


10 Glenmachan Avenue, Belfast (Ground Floor)
Plans for illustrative Purposes Only



10 Glenmachan Avenue, Belfast (1st Floor)
Plans for illustrative Purposes Only

Location



Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



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REF: SHJD/J/22/SO



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	66 D
39-54	E		
21-38	F		
1-20	G		

EPC REF: 2532-0120-4209-0432-1292

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