

# For Sale

Asking Price: £260,000

SimonBrien



122 Glenholm Park  
Belfast  
County Down  
BT8 6FP

[simonbrien.com](http://simonbrien.com)



Just off Newton Park in the popular area of Four Winds, South Belfast this fabulous family home is therefore in close proximity to many amenities including village-type shops, popular restaurants, excellent schools and many sports and recreational facilities.

The property has been extended and briefly comprises a generous living room with feature gas fire, modern kitchen with integrated appliances open plan to a spacious family/dining room leading to the rear garden. There is a cloakroom with WC, first floor bathroom with a modern suite and three excellent bedrooms – two with built-in robes.

#### Special Features & Services

- Bright and spacious family home in ever-popular and most convenient location
- Excellent proximity to leading schools, village-type shops, sports and recreational facilities
- Generous living room with feature fireplace
- Modern kitchen with integrated appliances and breakfast bar
- Open plan family/dining room with access to the rear garden
- Ground floor WC, first floor bathroom with modern suite
- Three well-proportioned bedrooms, two with built-in robes
- Driveway parking leading to an integral garage
- Spacious enclosed rear gardens with a level patio and lawn





## Accommodation

### Composite front door to

#### Reception Hall

Wood effect flooring and storage cupboard understairs

#### Cloakroom

Low flush suite

#### Living Room

15'11" x 13'6" (4.85m x 4.11m):

Matching wood effect flooring, slate fireplace with coal effect fire

#### Kitchen

15'11" x 10'5" (4.85m x 3.18m):

Modern fitted kitchen with excellent range of units, work surfaces, 5 ring gas hob, splashback and extractor hood. Integrated dishwasher, double oven and fridge freezer

#### Dining/Family Room

16'2" x 9'6" (4.93m x 2.9m):

Twin velux windows and door to rear

#### Integral Garage

19'9" x 12'3" (6.02m x 3.73m):

Range of units work surfaces, sink unit, plumbed for washing machine, light and power, garage door to front and rear, gas boiler

#### First Floor Landing

Access to roofspace

#### Bedroom One

12'6" x 8'10" (3.8m x 2.7m):

Sliding robes

#### Bedroom Two 1

0'7" x 9'9" (3.23m x 2.97m):

Sliding robes

#### Bedroom Three

9' x 6'9" (2.74m x 2.06m):

#### Bathroom

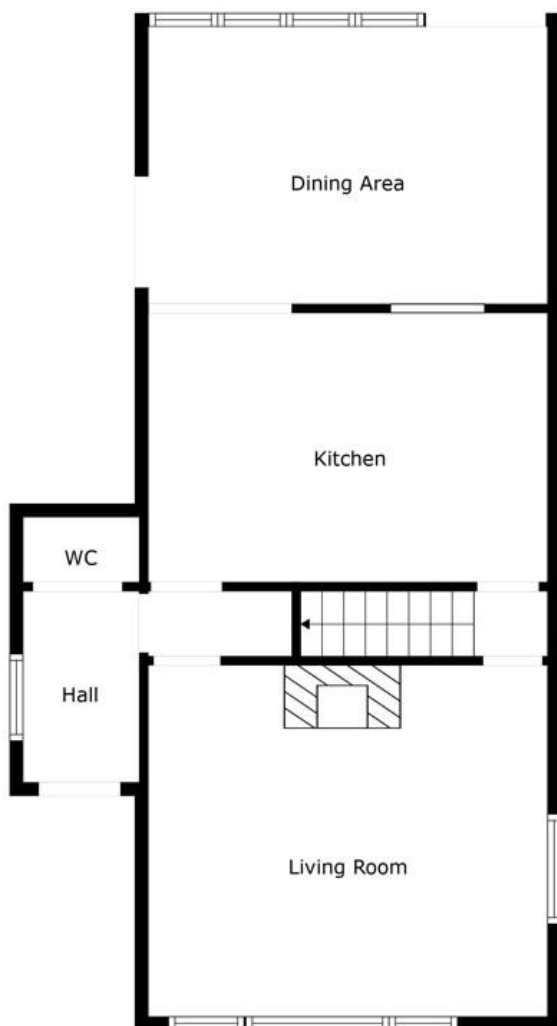
7'2" x 5'8" (2.18m x 1.73m):

Fully tiled luxury white suite comprising WC, wash hand basin, P-shaped bath with mixer taps and hand shower, heated towel rail

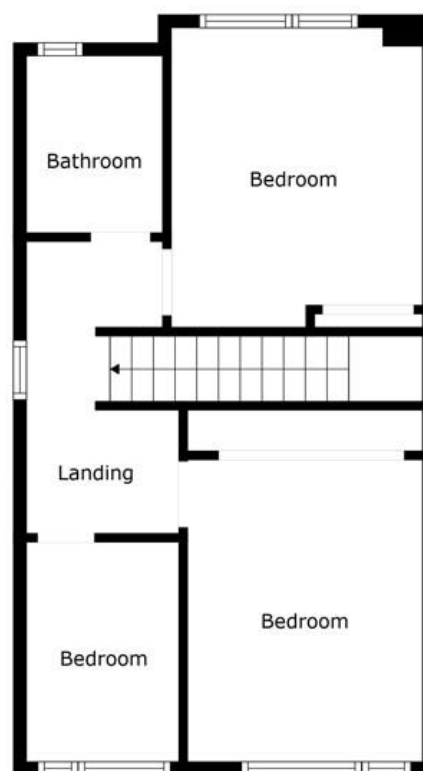
#### Outside

Driveway parking, Generous enclosed rear garden with level patio area and lawn.





Floor 1



Floor 2

#### VALUER

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#### MORTGAGE ADVICE

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