

Outside

Low maintenance patio, new fencing, pedestrian gates. 19ft covered storage with patio, wiring, external yard, obvious further potential to the canny investor for possible apartment conversion subject to all necessary permissions. Please note that PINPOINT have not tested the services or systems in this property. Purchasers should make/commission their own inspections as required.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	47 E	52 E
21-38	F		
1-20	G		

These particulars are set out as a general guideline only and do not constitute, nor constitute any part of, an offer or contract: (2) All descriptions, dimensions, references to condition and necessary permissions for the use and occupation, and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves as to the correctness of each of them: (3) No person in the employment of Morton Pinpoint Ltd has any authority to make or give any representation or warranty whatever in relation to this property.

RATES: 2020/2021 APPROX £836.64

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Offers Around:
£179,950



Viewing: By appointment through agent



**18a Glandore Gardens
Belfast
BT15 5FF**

028 9068 2777
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- Grand Victorian end townhouse on sought after corner site
- Superb "city gardens" with yard, "garden room", garage
- 2 receptions, 4 double bedrooms, luxury bright kitchen
- Impressive master bedroom 17ft x 16ft - double aspect windows
- Luxury family bathroom - centre tap bath / double width shower
- Excellent storage on first / second floors, separate WC
- Updated wiring / lighting, new flooring
- Stunning grand home 7 minutes to University / City Centre



2



4



3



Yes

Entrance Hall

Hardwood front door, plank style wooden flooring, built-in storage

Lounge

5.21m x 3.96m (17' 1" x 13' 0")

Feature original fireplace, plank style wooden flooring, double aspect windows



Dining Room

3.76m x 3.73m (12' 4" x 12' 3")

Plank style wooden flooring, picture window



First Floor

Picture window, built-in storage

Bedroom 1

3.73m x 2.97m (12' 3" x 9' 9")

Master Bedroom

5.18m x 5m (17' 0" x 16' 5")

Plank style wooden flooring, double aspect windows



Second Floor

Built-in storage

Bedroom 3

3.51m x 3.35m (11' 6" x 11' 0")

Bedroom 4

4.95m x 3.81m (16' 3" x 12' 6")

Family Bathroom

Spacious luxury bathroom suite comprising centre tap bath, separate double shower cubicle, pedestal wash hand basin, low flush WC, built-in storage, double aspect windows, feature marble style tiling, ceramic tiled floor



Kitchen

4.04m x 3.35m (13' 3" x 11' 0")

Excellent range of luxury high and low level units, hardwood woodblock worktop, stainless steel sink with mixer, built-in oven and hob, stainless steel extractor, plumbed for washing machine, recessed spotlights, mosaic tiled walls, hardwood door to rear, built-in storage, double aspect windows