



Beautifully presented throughout, this stylish semi requires the purchaser to do little except move in and enjoy their delightful new home.

The ground floor layout is mainly open plan with an additional family room to the rear. It leads out to a lovely rear garden which is fully enclosed. With sitting areas, fruit trees and a large shed it is ideal for outdoor entertaining and children alike.

Upstairs, all three bedrooms are well-proportioned and there is excellent storage. A bright, contemporary bathroom completes the accommodation.

Enjoying a quiet yet convenient location just off Belfast's Outer Ring, excellent schools and local amenities are close at hand.

Early viewing is strongly recommended.

Offers Over
£235,000

41 Glenview Gardens,
BELFAST,
BT5 7LY

Viewing by
appointment with
& through agent
028 9065 0000

- Well-presented semi-detached villa
- Living room with multi-fuel stove
- Open plan to dining room
- Additional family room overlooking rear garden
- Modern fitted kitchen with appliances
- Three bedrooms
- Bathroom with white suite
- Gas fired central heating
- Double glazed throughout
- Well-tended gardens to front and rear
- Large timber shed
- Off-street driveway parking
- Close to excellent schools and amenities



The Property Comprises:

Composite front door with frosted glass side lights.

Ground Floor

RECEPTION HALL: Engineered Bamboo herringbone flooring, cornice ceiling. Access to understair storage, storage cupboard. Door with glazed panels to...

DINING ROOM: 12' 5" x 11' 6" (3.79m x 3.51m) Into Bay. Cornice ceiling, Engineered Bamboo herringbone flooring, open plan to...



LIVING ROOM: 11' 6" x 10' 12" (3.5m x 3.35m) At widest points. Cornice ceiling, Engineered Bamboo herringbone flooring. Hole-in-the-wall fireplace with multi-fuel, glass fronted fire with slate hearth, timber mantle. Open plan to...



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KITCHEN 11' 11" x 8' 0" (3.63m x 2.44m) Modern fully fitted kitchen with range of high and low level units. Integrated appliances including 4 ring induction hob with extractor over, under bench oven. Single drainer 1.5 Belfast sink unit with mixer tap. Integrated dishwasher, fridge/freezer. Part tiled walls, Engineered Bamboo herringbone flooring. Double doors with glazed panels to...



FAMILY/GARDEN ROOM: 9' 7" x 8' 2" (2.93m x 2.49m) Double doors to garden.



First Floor

BEDROOM (1): 12' 6" x 10' 2" (3.82m x 3.11m) Into Bay & at widest points.



BEDROOM (2): 11' 3" x 11' 0" (3.43m x 3.36m) (Into) wall to wall range of built in robes with sliding doors.



BEDROOM (3): 8' 3" x 7' 10" (2.52m x 2.38m) Built in storage cupboard.



BATHROOM: White suite comprising panelled bath with "rain" shower head over and telephone hand shower with screen. Low flush WC. Pedestal wash hand basin with storage underneath. Part tiled walls, chrome heated towel rail, ceramic tiled floor. Shelved cupboard with Vaillant gas boiler.



LANDING: Access to roofspace (floored for storage with light)



Outside

FRONT Tarmac driveway with pavior edging: off-street parking. Garden in lawn with border beds, palm trees. Gate to side.

REAR Enclosed rear garden, lawns with flagged patios. Feature, raised timber deck, flower beds with Cherry Tree. Further trees, outside tap and lights. Timber shed with power and lights.



Location:

Off the Ballygowan or Knock Roads into Glen Road, then turn up Lower Braniel Road and Glenview Gardens is first right.



41 Glenview Gardens, Belfast

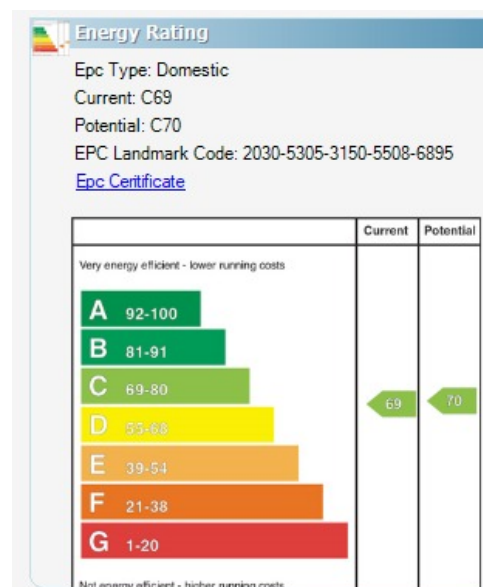
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