



24 Glenholm Park, Belfast, BT8 6LP

Asking Price £237,500

Glenholm Park is a popular residential location off Newton Park in the Four Winds and offers convenience to local shops and transport links to most parts of the city, as well as being only a few minutes drive from Forestside Shopping Centre.

Internally the property comprises, on the ground floor, entrance hall, downstairs w/c, lounge open to dining and new shaker style fitted kitchen with built-in appliances. On the first floor there are three good sized bedrooms and white bathroom suite.

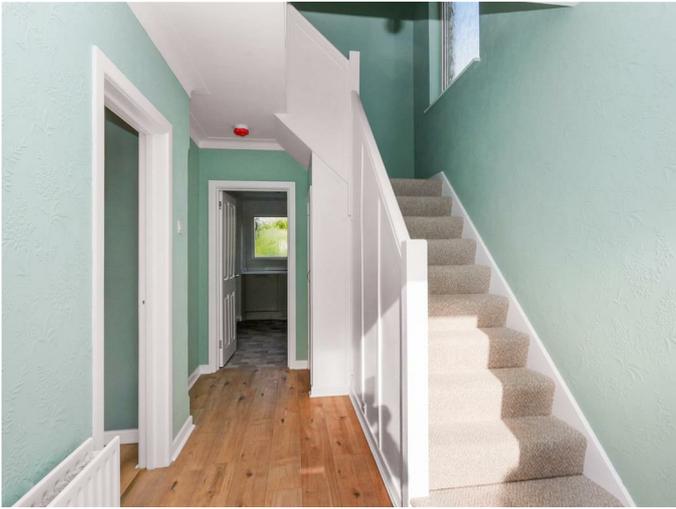
Outside this property benefits from a driveway with ample parking leading to detached garage and superb rear gardens that are to be sown (weather permitting).

An excellent home in a great location.

- Semi Detached Home
- Lounge Open Plan To Dining Room
- Downstairs w/c
- Oil Heating / Double Glazing
- Detached Garage
- Three Good Sized Bedrooms
- New Fitted Kitchen With Built-in Appliances
- White Bathroom Suite 1st Floor
- Driveway With Ample Parking
- Superb Rear Garden (Lawn To Be Sown Subject To Weather)

Energy Efficiency Rating		Current	Potential
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland			
		46	69
		EU Directive 2002/91/EC	

Entrance Hall



Hardwood front door to entrance hall, Laminate flooring.

Down-stairs w.c 22'8 x 11'2 (6.91m x 3.40m)



Sink unit & Low flush w.c

Lounge / Dining 22'8 x 11'2 (6.91m x 3.40m)



Laminate flooring. Double sliding doors to garden.



New Shaker Style Fitted Kitchen 12'1 x 7'5 (3.68m x 2.26m)



Excellent range of high and low level units, marble effect worktops, single drainer stainless steel sink unit with mixer taps, built in hob, under oven, overhead extractor fan, integrated fridge freezer and dishwasher. Spot-lights.

First Floor

Bedroom One 11'2 x 10'6 (3.40m x 3.20m)



Bedroom Two 11'0 x 10'6 (3.35m x 3.20m)



Bedroom Three '8'0 x 7'4 ('2.44m x 2.24m)



White Bathroom Suite



Comprising panelled bath with mixer taps, redring shower unit above, pedestal wash hand basin with mixer taps, low flush w.c Part tiled walls with mosaic detailing. Hot-press with access to the roofspace.

Outside Front

Garden laid in lawn bordered by mature hedging.

Driveway with ample parking leading to a detached garage.

Detached Garage

Up and over door.

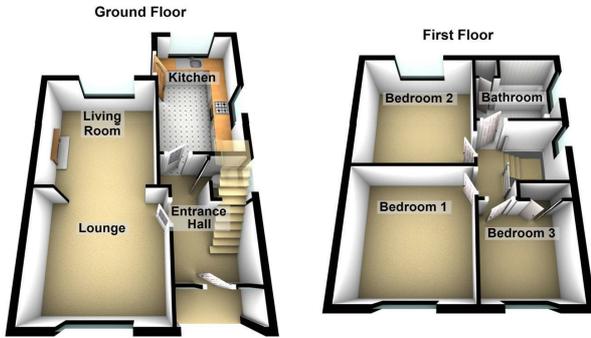
Outside Rear



From the lounge / dining access is provided to a decked patio area, this in turn leads the superb sized rear garden that is in the process of being sown (weather permitting)

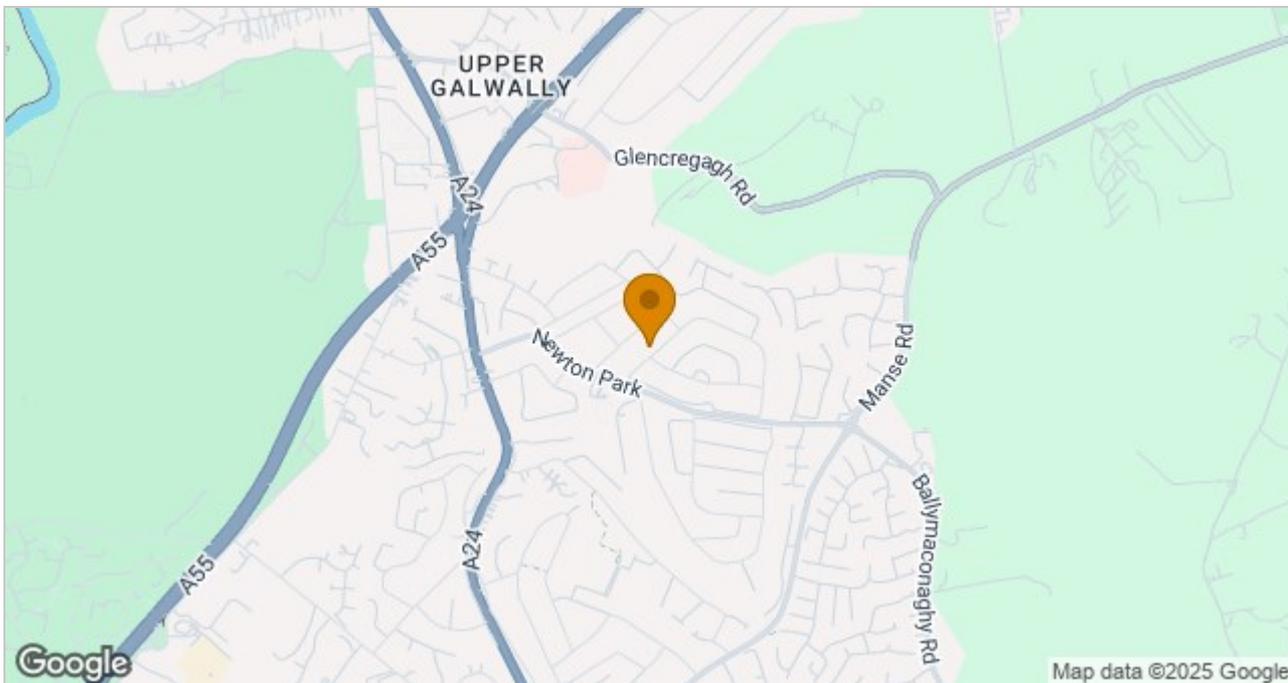


Floor Plan



Please note this floor plan is for marketing purposes only, is not to scale and is to be used as a guide only. No liability is accepted in respect of any consequential loss arising from the use of this plan.
Plan produced using PlanUp.

Area Map



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