



## 44 ST. MERYL PARK, GLEN ROAD, BELFAST, BT11 8FY



An impressive well maintained and beautifully presented period semi detached family home that enjoys a prominent South facing position within this established residential location. Three comfortable bright bedrooms. Two separate reception rooms. Luxury fully fitted kitchen with a casual dining area. White bathroom suite. Upvc double glazed windows / gas fired central heating system. Floored roof-space with feature slingsby type ladder access. Many period characteristics with feature internal doors / cornicing / floor coverings. Large detached garage / workshop with feature roller door. Private and secure landscaped rear gardens. Driveway with good car parking. Good fresh youthful presentation throughout. Fantastic doorstep convenience within walking distance of leading schools / transport links. A home with an abundance of warmth and charm that can only be fully appreciated upon viewing. well worth a visit.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(43-54) E			
(31-42) F			
(21-30) G			
Not energy efficient - higher running costs			
Northern Ireland		70	72
EU Directive 2002/91/EC			

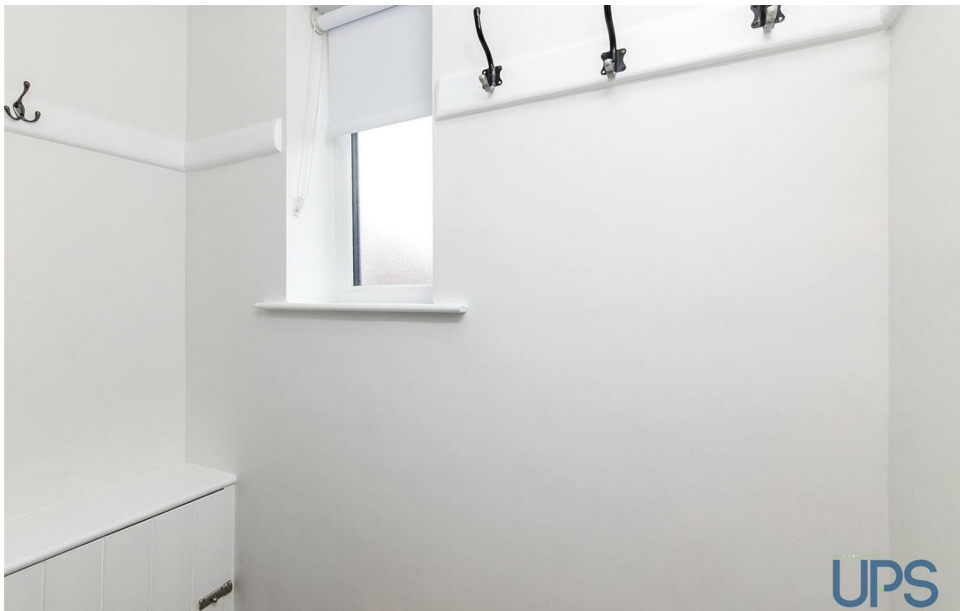
OFFERS AROUND £219,950

## Key Features

- An impressive well maintained and presented semi detached family home.
- Two large separate reception rooms.
- Luxury fitted kitchen.
- Upvc double glazed windows / Gas fired central heating system.
- Private landscaped and secure rear garden.
- Three good bright comfortable bedrooms.
- Developed floored and sheeted roofspace.
- White bathroom suite.
- Large detached double garage / workshop / storage.
- Good fresh decoration throughout / well worth a visit.







## GROUND FLOOR

### ENTRANCE HALL

Wooden effect stripped floor, storage space under stairs; Feature cloakroom:

### LOUNGE

12'5 11'6  
Wooden effect stripped floor;

### LIVING ROOM

12'2 11'3  
Wooden effect stripped floor;

### EXTENDED KITCHEN / DINING AREA

16'5 7'10  
Range of high and low level units, feature work tops, feature Belfast sink with feature sanitary ware, double oven, built-in microwave, overhead extractor hood, ceramic tiled floor, feature brick effect tiling, lighting

## FIRST FLOOR

### PRINCIPLE BEDROOM 1

13'4 11'4

### BEDROOM 2

11'9 11'1  
Wooden effect stripped floor;

### BEDROOM 3

7'5 6'3

## LUXURY WHITE BATHROOM SUITE

Paneled bath, thermostatically controlled shower unit, wash hand basin, vanity unit, feature high flush w.c, tiling and floor coverings. Chrome effect sanitary ware.

## DEVELOPED ROOF-SPACE

Approached via a slingsby type ladder on the landing, floored and sheeted, window;

## LARGE DETACHED DOUBLE GARAGE WORKSHOP

Feature roller door; Light and power

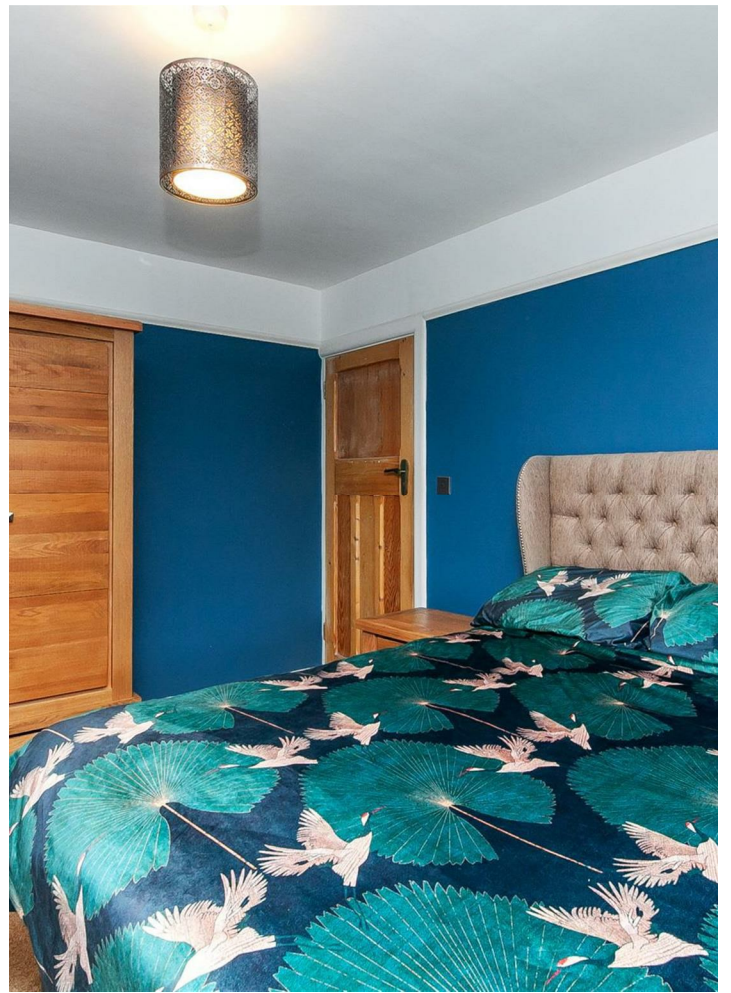
## OUTSIDE

Secure and private rear gardens, feature flagging with paving and planting, railway sleepers and boards to fencing - driveway to front and side.

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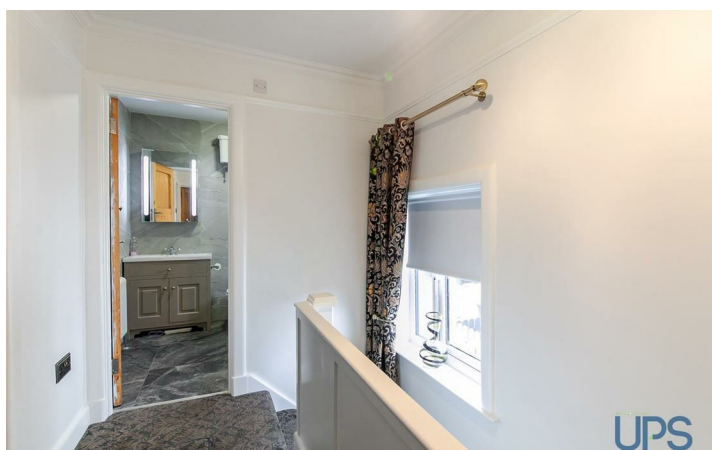
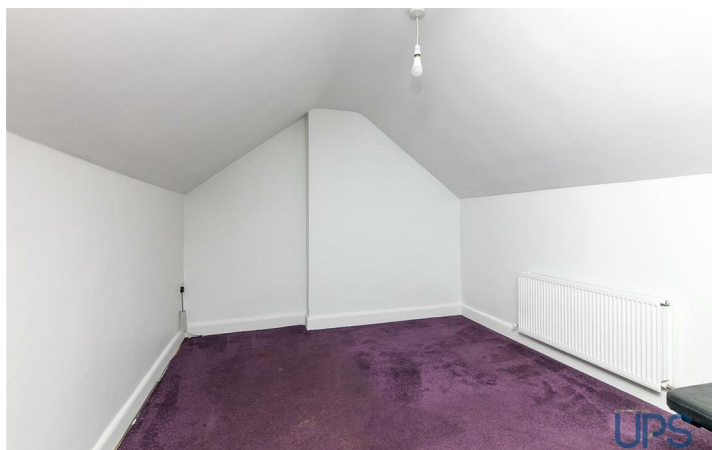








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Questions you may have.

**Which mortgage would suit me best?**  
**How much deposit will I need?**  
**What are my monthly repayments going to be?**

To answer these and other mortgage related questions contact Gareth on .

Your home may be repossessed if you do not keep up repayments on your mortgage.

**We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment. 18214201**

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

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