



## 44 Glandore Avenue , Belfast, BT15 3FD

**Offers In The Region Of  
£149,950**

A Beautiful Period Red Brick Semi Detached Villa Holding A Superb Site Within This Ever Popular Tree Lined Avenue

A handsome red brick period semi detached villa holding a mature site with open aspect to front and rear within this exceptionally popular residential location. The charming interior comprises 3 bedrooms, 2 reception rooms with lounge into bay, excellent fitted kitchen and classic white bathroom suite. The dwelling further offers gas central heating, Upvc double glazed windows, feature antique fireplace. Pvc fascia and eaves with replacement rain water goods and has been maintained to an excellent standard over the years to include wiring improvements. Mature hard landscaped gardens with open aspect to rear combines with the most convenient location to make this the perfect home for the young married couple or professional alike.

Early viewing strongly recommended.

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

# 44 Glandore Avenue

, Belfast, BT15 3FD



- Handsome Red Brick Semi Detached Villa
- Spacious Fitted Kitchen
- Gas Central Heating
- Hard landscaped Gardens
- Tree Lined Avenue Position
- Classic White Bathroom Separate Wc
- Pvc Facia And Eves
- 3 Bedrooms, 2 Reception Rooms
- Upvc Double Glazed Windows
- Magnificent Period Detail

## Enclosed Entrance Porch

Upvc double glazed entrance door, ceramic tiled floor.

## Entrance Hall

Glazed vestibule door, under stair cloaks, panelled radiator.

## Lounge Into Bay

14'0" x 11'3" (4.27 x 3.44)

Period hardwood fireplace, tiled inset, panelled radiator, picture rail.

## Living Room

11'0" x 10'11" (3.37 x 3.35)

Bow window, tiled fireplace, panelled radiator.

## Kitchen

9'0" x 7'11" (2.76 x 2.42)

Bowl and a half single drainer

stainless steel sink unit, extensive range of high and low level units, formica worktops, cooker space, stainless steel canopy extractor fan, tall larder, plumbed for washing machine, fridge/freezer space, partly tiled walls, ceramic tiled floor, panelled radiator, Upvc double glazed rear door.

## First Floor

Landing

## Bathroom

Classic white suite comprising panelled bath, shower cubicle, telephone hand shower, pedestal wash hand basin, partly tiled walls, panelled radiator. Concealed gas boiler airing cupboard.

## Separate Wc

Matching white suite comprising low flush wc, half tiled walls.

## Bedroom

11'3" x 10'4" (3.45 x 3.15)

Built-in robes, built-in storage, panelled radiator..

## Bedroom into Bay

14'7" x 11'10" (4.46 x 3.62)

Built-in storage, panelled radiator..

## Bedroom

8'2" x 6'3" (2.51 x 1.93)

## Outside

Gardens front and rear enclosed patio garden in mature shrubs and hedging, outside tap.

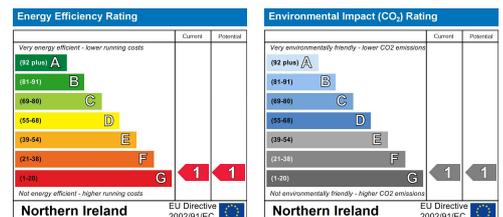


## Directions



# Floor Plan

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