



7 Glenbryn Gardens , Belfast, BT14 7JA

**Offers In The Region Of
£89,950**

Red Brick Semi Detached Villa Within This Most Popular Location.

Holding an open aspect this attractive red brick semi detached villa is sure to appeal. The spacious interior would benefit from redecoration comprises 3 bedrooms, spacious lounge, fitted kitchen incorporating open plan dining area and classic white bathroom suite. The dwelling further benefits from majority uPvc double glazed windows and oil fired central heating.

Convenient to the many local amenities and ideally suited to the first time buyer or young couple offering a popular location and excellent outdoor space this is a home which will not disappoint.

Immediate viewing highly recommended.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	56	67
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

7 Glenbryn Gardens

, Belfast, BT14 7JA



- Period Red Brick Semi Detached Villa
- Modern White Bathroom Suite
- Gardens Front & Rear
- Two Reception Rooms
- uPvc Double Glazed Windows
- Sought After Location
- Three Bedrooms
- Oil Fired Central Heating

Open Entrance Porch

Pvc and glass panelled front door

Entrance Hall

Panelled radiator, tiled floor, feature single glazed window.

Lounge

12'10" x 12'4" (3.92 x 3.78)

Panelled radiator.

Kitchen

9'4" x 7'6" (2.85 x 2.30)

Single drainer stainless steel sink unit, range of low level units, formica worktops, cooker space, plumbed for washing machine.

Archway:

Dining room

8'1" x 7'11" (2.47 x 2.43)

Panelled radiator.

First Floor

Landing, built in cupboard.

Bedroom 1

9'11" x 7'11" (3.03 x 2.43)

Built in cupboard, panelled radiator.

Bedroom 2

11'11" x 9'10" (3.65 x 3.02)

Panelled radiator

Bedroom 3

8'11" x 8'10" (2.74 x 2.71)

Panelled radiator.

Bathroom

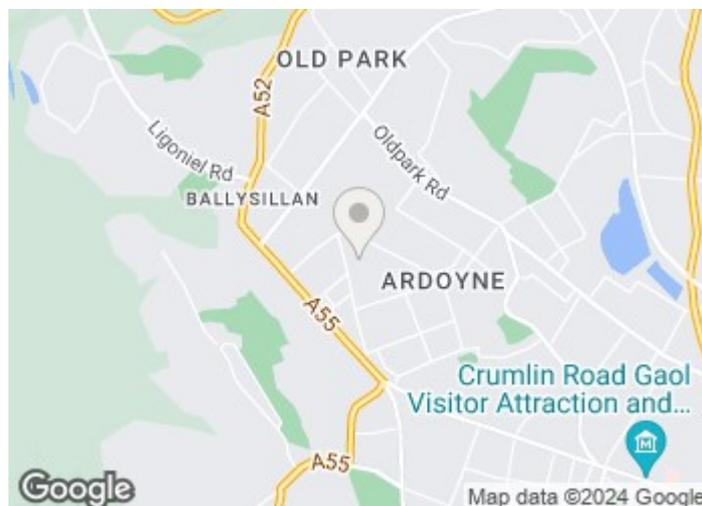
Modern white suite, large walk in shower, electric shower unit, pedestal wash hand basin, pvc panelled walls, timber panelled ceiling, recessed lights, ceramic tiled floor.

Separate wc.

White suite, low flush wc, timber panelled ceiling, recessed lights, ceramic tiled floor.

Outside

Paved front garden, Paved private enclosed rear garden.



Directions



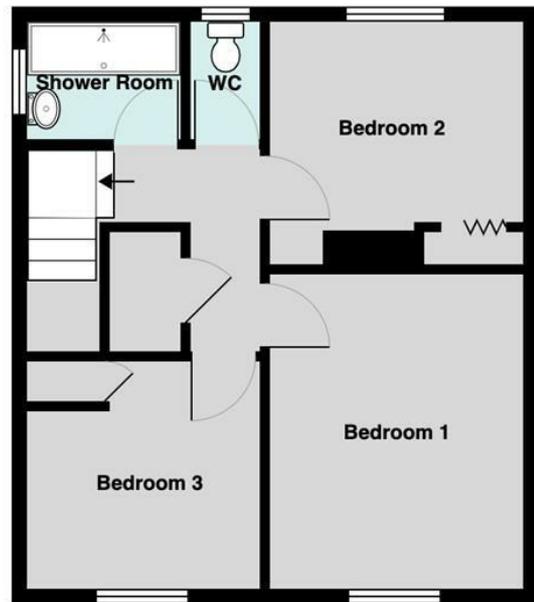
Floor Plan



7 Glenbryn Gardens, BELFAST, BT14 7JA



Ground Floor

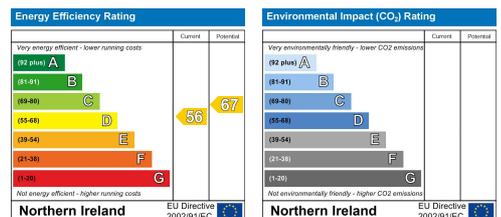


First Floor

Total Area: 78.8 m² ... 848 ft²

All measurements are approximate and for display purposes only

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