



13 Glenard Brook , Belfast, BT14 6LW

**Offers In The Region Of
£179,950**

Exceptional Extended Semi Detached Villa Hold a unique Cul-de-sac Location Close to The City.

Extended and modernised to a high standard this modern constructed semi detached villa holds a superb site within this much admired residential location. The generously proportioned interior comprises 4 bedrooms, one plus reception room, extended kitchen with dining area and modern white family bathroom. The dwelling further offers utility room, downstairs furnished cloakroom, oil fired central heating, Upvc double glazed windows, extensive use of ceramic and wood laminate floor coverings.

An attached garage and extensive rear garden combines with the perfect location with leading schools, public transport, excellent shopping and the city all within walking distance.

A unique opportunity not to be missed immediate viewing strongly recommend.

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		
Not energy efficient - higher running costs			
Northern Ireland			EU Directive 2002/91/EC

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, Belfast, BT14 6LW



- Double Extended Semi Detached Villa
- Extended Fitted Kitchen
- Upvc Double Glazed Windows
- Superb Rear Garden
- Cul-de-sac Location
- Downstairs Furnished Cloakroom
- Oil Fired Central Heating
- 4 Bedrooms 1+ Reception Rooms
- Utility Room
- Attached Garage

Entrance Hall

Upvc double glazed entrance door, 1/4 panelled walls, ceramic tiled floor, under stairs storage, panelled radiator.

Lounge

22'4" x 12'3" (6.82 x 3.75)
Attractive fireplace, wood laminate floor, panelled radiator.

Double Dividing Doors

Extended Kitchen

19'11" x 18'7" (6.08 x 5.68)
Bowel and a half stainless steel sink unit, extensive range of high and low level units, formica worktops, cooker space, canopy extractor fan, plumbed for dish washer, dresser unit, partly tiled walls, panelled radiator, recessed lighting.
Dining area, ceramic tiled floor. Upvc double glazed patio doors

Utility Room

10'2" x 8'5" (3.11 x 2.57)
Range of high and low level units, formica worktops, fridge freezer space, plumbed for a washing machine, tumble dryer space, panelled radiator, ceramic tiled floor, Upvc double glazed rear door.

Furnished Cloakroom

White suite comprising low flush Wc, vanity unit fully tiled walls, ceramic tiled floor.

First Floor

Landing wood laminate floor, hot-press, panelled radiator.

Bathroom

Modern white suite comprising panelled bath, shower screen, vanity unit, low flush Wc, shower cubical, fully tiled walls, ceramic tiled floor.

Bedroom

11'11" x 9'9" (3.65 x 2.99)
Built-in mirrored slide robes, panelled radiator, wood laminate floor coverings.

Bedroom

11'0" x 10'5" (3.37 x 3.18)
Built-in mirrored slide robes, panelled radiator, wood laminate floor coverings.

Bedroom

7'1" x 6'11" (2.17 x 2.13)
Wood laminate floor coverings.

Extended Bedroom

11'5" x 9'4" (3.50 x 2.86)
Panelled radiator.

Attached Garage

11'2" x 8'6" (3.42 x 2.60)
Double doors, driveway

Outside

Gardens front and rear in lawns, shrubs and flower beds. Garden shed, patio area, oil fired central heating boiler, oil tank.



Directions



Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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