



## 28 Glandore Gardens Antrim Road, Belfast, BT15 3FF

**Offers In The Region Of  
£139,950**

Handsome Period Semi Detached Residence Set Within A Tree Lined Avenue - Close To The City.

Set within a tree lined Avenue this handsome period red brick semi detached villa will have immediate appeal. The spacious interior comprises 3 bedrooms, 2 reception rooms with lounge into bay, kitchen with cooking annex off and bathroom in white suite. The dwelling further offers upvc double glazed windows to the majority of the property, gas central heating and has benefited from reroofing in recent times.

A walled rear garden with southerly aspect and the perfect location with leading schools, excellent shopping and public transport all within walking distance make this the perfect family home.

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	53	55
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

# 28 Glandore Gardens

Antrim Road, Belfast, BT15 3FF



- Magnificent Period Semi Detached Villa
- Kitchen With Annex Off
- Gas Central Heating
- 3 Bedrooms
- Bathroom In White Suite
- Reroofed
- 2 Reception Rooms
- Majority Windows Upvc Double Glazed Frames
- Walled Rear Garden

## Entrance Hall

Upvc double glazed entrance door, panelled radiator, wood laminate floor, walk in cloakroom.

## Lounge

13'5" x 11'6" (4.11 x 3.53)

Into bay, hardwood fireplace, tiled inset, wood laminate floor, panelled radiator.

## Living Room

11'7" x 10'0" (3.55 x 3.05)

Cast iron fireplace, wood laminate floor, panelled radiator.

## Kitchen

8'0" x 7'9" (2.44 x 2.38)

Range of high and low level units, panelled radiator, ceramic tiled

floor, fridge/freezer space, recessed lighting.

## Cooking Annex

6'0" x 7'5" (1.84 x 2.28)

Bowl and a half stainless steel sink unit, range of high and low level units, formica worktops, cooker space, plumbed for washing machine, fully tiled walls, ceramic tiled floor.

## First Floor

### Bathroom

White suite comprising panelled bath, telephone hand shower, vanity unit, low flush wc, fully tiled walls, panelled radiator, concealed gas boiler, ceramic tiled floor.

## Bedroom

8'7" x 10'4" (2.62 x 3.15)

Panelled radiator, wood laminate floor.

## Bedroom

15'7" x 13'2" (4.75 x 4.03)

Into bay, panelled radiator.

## Bedroom

7'9" x 8'0" (2.37 x 2.45)

Panelled radiator, wood laminate floor.

## Roof Space

Insulated

## Outside

Forecourt, walled rear garden in patio and shrubs, garden store, outside tap.



## Directions



# Floor Plan



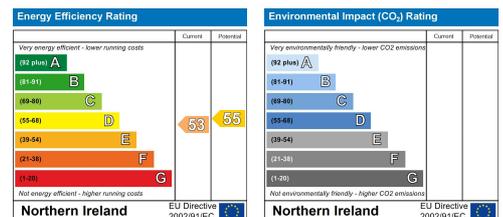
28 Glandore Gardens, BELFAST, BT15 3FF



Total Area: 90.4 m<sup>2</sup> ... 973 ft<sup>2</sup>

All measurements are approximate and for display purposes only

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