

## 28 Glandore Gardens

### Antrim Road, Belfast, BT15 3FF

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.

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

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(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		



# 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 raditor.

**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**

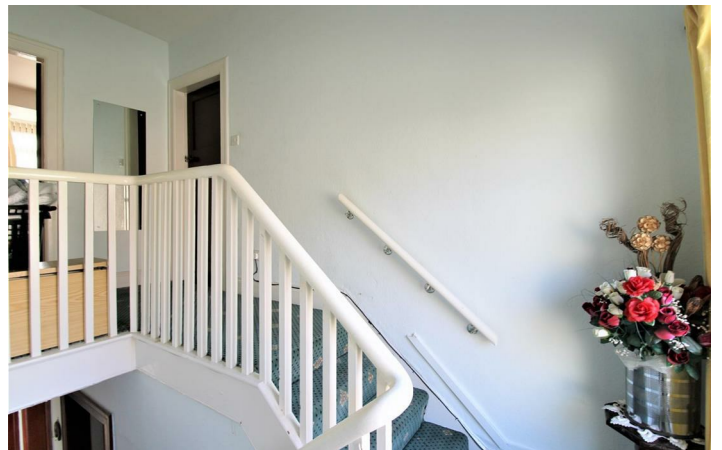
Insulated

**Outside**

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



**Directions**



Floor Plan

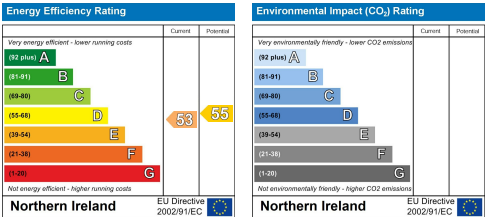


28 Glandore Gardens, BELFAST, BT15 3FF



Total Area: 90.4 m² ... 973 ft²  
All measurements are approximate and for display purposes only

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