



## 4 Glandore Gardens , Belfast, BT15 3FF

**Offers In The Region Of  
£164,950**

Extensive Period Town Terrace in Ever Popular Location Convenient To The City And Belfast's New University

A substantial extended period town terrace which has benefited from modernisation works over the years minutes walk from every conceivable amenity. The spacious accommodation comprises 4 bedrooms, 2 reception rooms to include through lounge, fitted kitchen with dining room off and classic white bathroom with second shower room to mezzanine level. The dwelling offers oil fired central heating Upvc double glazed windows and has been maintained to a good standard over the years. The property was passed for planning for conversion to apartments which lapsed several years ago and offers itself to HMO subject to planning approvals. This is a unique opportunity and immediate viewing is strongly recommended.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		74
(81-91)	B		
(69-80)	C		
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

# 4 Glandore Gardens

, Belfast, BT15 3FF



- Extensive Period Red Brick Town Terrace
- Bathrooms to First And Second Floors
- Flat & HMO Potential Subject To Planning
- 4 Bedrooms 2 Plus Reception Rooms
- Upvc Double Glazed Windows
- Highly Regarded Location
- Extended Kitchen Dining Area
- Oil Central Heating

## Enclosed Entrance Porch

Ceramic tiled floor.

## Entrance Hall

Double panelled radiator, ceramic tiled floor cornice ceiling. Cloaks

## Through Lounge into Bay

27'1" x 13'4" (8.27 x 4.07)

Attractive brick fireplace, double panelled radiator.

## Dining Area

Panelled radiator

## Extended Snug

10'9" x 6'11" (3.30 x 2.11)

Double glazed sliding patio doors, panelled radiator.

## Kitchen

12'0" x 8'3" (3.66m x 2.54)

Single drainer stainless steel sink unit,

extensive range of high and low level units, formica worktops, cooker space, extractor fan, fridge freezer space, plumbed for washing machine, partly tiled walls

## First Floor

Landing Hot-press

## Bathroom

Classic white suite comprising panelled bath, pedestal wash hand basin, low flush wc, panelled radiator, partly tiled walls.

## Bedroom

10'9" x 10'2" (3.29 x 3.10)

Panelled radiator

## Bedroom into Bay

16'4" x 15'8" (4.98 x 4.79)

Panelled radiator

## Second Floor

Landing

## Bathroom

White suite comprising shower cubicle, electric shower unit, pedestal wash hand basin, low flush wc, partly tiled walls .

## Bedroom

11'0" x 10'3" (3.36 x 3.14)

Panelled. radiator

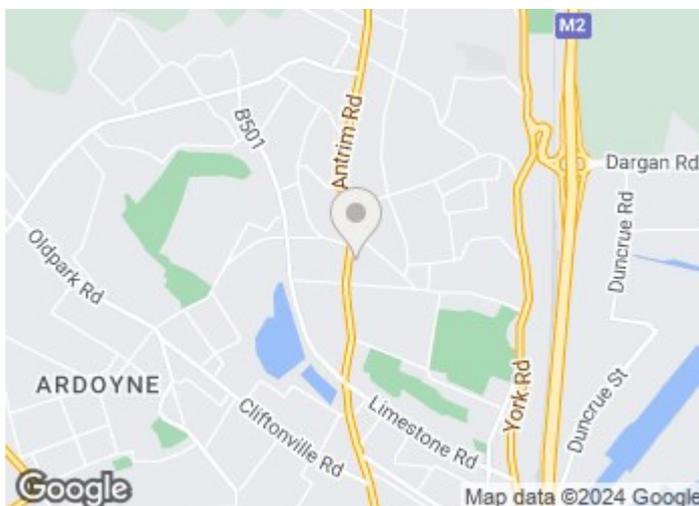
## Bedroom

16'4" x 12'2" (4.98 x 3.71)

Panelled. radiator

## Outside

Forecourt enclosed rear yard oil fired boiler, oil tank.

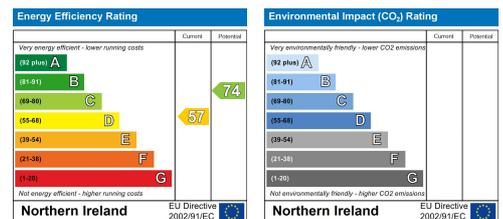


## Directions



# Floor Plan

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