



ULSTER PROPERTY SALES

UPS

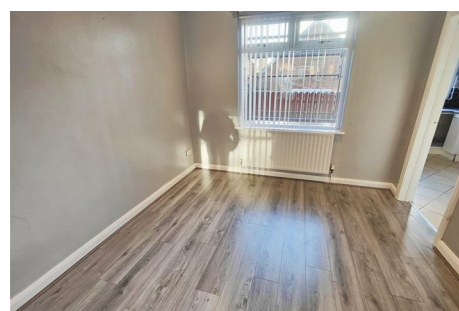
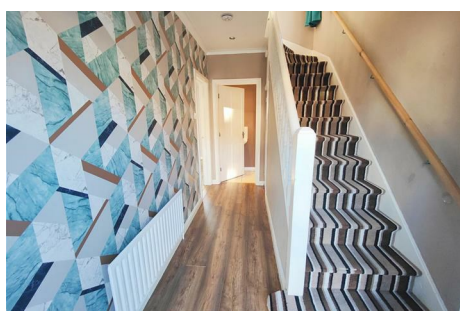
CAVEHILL BRANCH

194 Cavehill Road, Belfast, BT15 5EX

028 9072 9270

cavehill@ulsterpropertysales.co.uk

NETWORK STRENGTH - LOCAL KNOWLEDGE



109 Carrs Glen Park , Belfast, BT14 8HF

**Offers In The Region Of
£124,950**

Handsome Red Brick Semi Detached Villa Situated Within This Much Admired Residential Location.

Holding an excellent position within this ever popular and sought after location close to schools, shops and public transport. The spacious interior comprises 3 bedrooms, through lounge into bay, fully fitted kitchen incorporating built-in oven and hob and modern white bathroom suite. The dwelling further offers gas central heating, uPvc double glazed windows, downstairs furnished cloakroom, pvc fascia and eaves, extensive use of ceramic and wood laminate floor coverings and has benefited from a modernisation programme in past times.

Hard landscaped gardens front with patio rear with off street carparking makes this the perfect home Ideally suited to the young married couple or first time buyer, immediate inspection is highly recommended.

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

109 Carrs Glen Park

, Belfast, BT14 8HF



3



1



1



D

- Handsome Red Brick Semi Detached Villa
- Gas Central Heating
- Pvc Fascia & Eaves
- Excellent Fitted Kitchen
- Upvc Double Glazed Windows
- 3 Bedrooms Through Lounge
- Classic White Bathroom
- Downstairs Wc

ENTRANCE HALL

Upvc double glazed entrance door, 12'2" x 6'7" (3.71 x 2.01) wood laminate floor covering, under stairs storage, gas boiler.

FURNISHED CLOAKROOM

White suite comprising wash hand basin, low flush wc, ceramic tiled floor, recessed lighting, chrome radiator.

THROUGH LOUNGE INTO BAY

22'0" x 10'2" (6.71m x 3.10m)
Panelled radiator, wood laminate floor, recessed lighting.

DINING AREA

Wood laminate floor, recessed lighting.

KITCHEN

Single drainer stainless steel sink unit, range of high and low level units, formica worktops, built-under oven and gas hob, stainless steel canopy extractor fan, fridge/freezer space, plumbed for washing machine, partly tiled walls, ceramic tiled floor, uPvc double glazed rear door.

FIRST FLOOR

Landing

BATHROOM

White suite comprising panelled bath, telephone hand shower, shower screen, pedestal wash hand basin, low flush wc, partly tiled

walls, recessed lighting, ceramic tiled floor, panelled radiator.

BEDROOM INTO BAY

12'4" x 10'1" (3.76m x 3.07m)
Recessed lighting, double panelled radiator.

BEDROOM

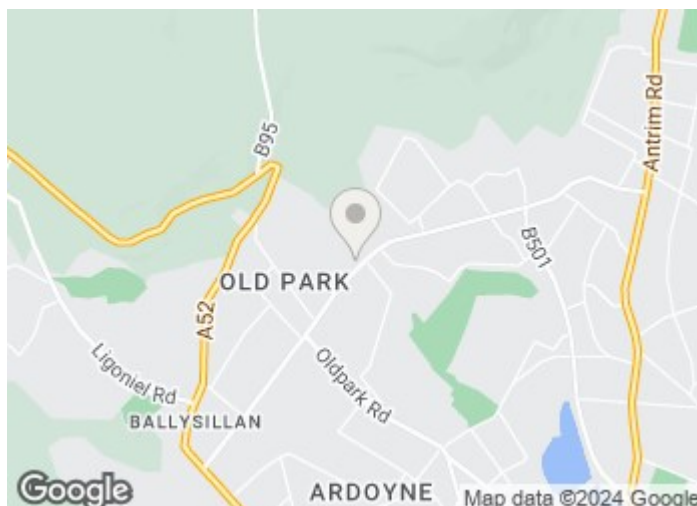
11'2" x 10'1" (3.42 x 3.08)
Panelled recessed, recessed lighting.

BEDROOM

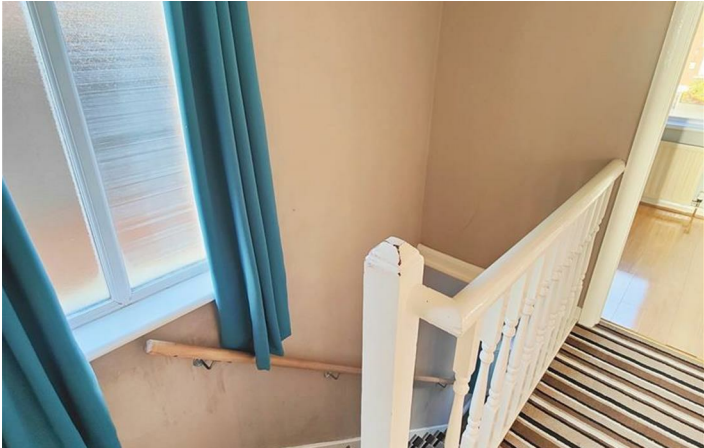
6'9" x 6'7" (2.07 x 2.02)
Panelled radiator, wood laminate floor.

OUTSIDE

Hard landscaped gardens front and rear in stone chip and patio. Paved driveway.



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

