



34 Glenrosa Link , Belfast, BT15 2HJ

**Offers In The Region Of
£139,950**

A Spacious Modern Built Town Terrace Holding A Court Yard Setting Close To The City.

A fabulous opportunity to purchase a magnificent modern built mid terrace conveniently positioned to the City, Belfast's New University and Cityside Shopping Centre. The modern interior comprises 5 bedrooms, spacious lounge, excellent fitted kitchen with dining area off, utility cupboard and white bathroom suite. The dwelling further offers uPvc double glazed windows, gas central heating, potential for downstairs wc, Bow window to lounge, and extensive use of wood laminate and ceramic floor coverings.

Hard landscaped gardens front and rear with court yard carparking makes this a home which will have immediate appeal to the growing family or investor alike.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	76	76
(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	

34 Glenrosa Link

, Belfast, BT15 2HJ



- Substantial Modern Constructed Town Terrace
- White Bathroom Suite
- Court Yard Setting
- 5 Bedrooms Spacious Lounge
- Upvc Double Glazed Windows
- Minutes From The City
- Superb Fitted Kitchen With Dining
- Gas Central Heating

Entrance Hall

Upvc double glazed entrance door, ceramic tiled floor, panelled radiator.

Lounge

17'10" x 15'5" (5.44 x 4.72)

Bow window, double panelled radiator, wood L V floor, hole in wall fireplace.

Kitchen

17'10" x 12'4" (5.46 x 3.77)

Bowl and a half stainless steel sink unit, range of high and low level units, formica worktops, range space, canopy extractor fan, tall larder, fridge freezer space, partly tiled walls, ceramic tiled floor.

Dining Area

Island unit with breakfast bar.

Rear Lobby

Upvc double glazed rear door.

Utility- Cloakroom

Plumbed for wc, plumbed for washing machine, tumble dryer space.

First Floor

Landing, wood strip floor,, airing cupboard, built-in robe

Bathroom

White suite comprising disabled shower, 18'0" x 11'8" (5.51 x 3.56) thermostatically controlled shower unit, vanity unit, low flush wc, part tiled walls, pvc ceiling, recessed lighting.

Bedroom

12'9" x 11'4" (3.90 x 3.47)

Wood laminate floor, built -in robe, panelled radiator.

Bedroom

17'8" x 11'3" (5.40 x 3.45)

Walk-in wardrobe, wood strip floor, panelled radiator.

Second Floor

Landing, panelled radiator

Bedroom

11'4" x 10'6" (3.46 x 3.21)

Velux rooflight, under eaves storage, wood laminate floor.

Bedroom

18'0" x 11'8" (5.51 x 3.56)

Wood laminate floor, dormer window.

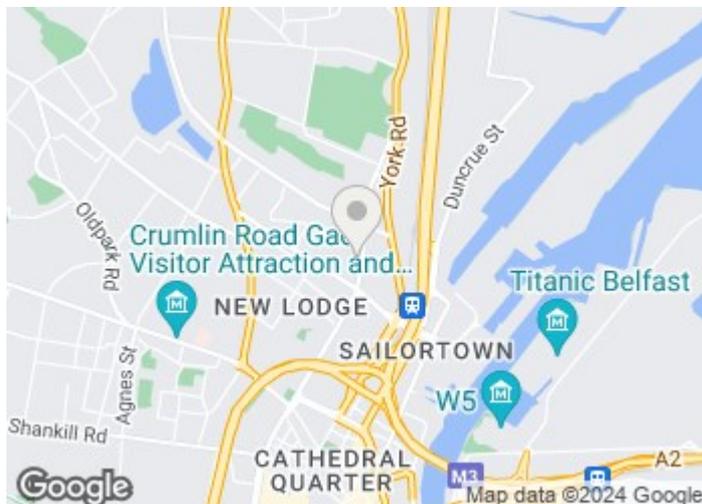
Bedroom

10'8" x 6'4" (3.27 x 1.95)

No natural light, panelled radiator.

Outside

Court yard setting carparking enclosed hard landscaped rear garden in patio, outside tap.

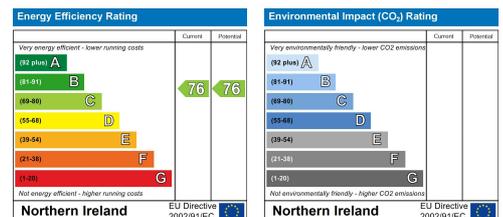


Directions



Floor Plan

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