



1 Carrs Glen Park , Belfast, BT14 8HE

Offers Around £159,950

Extended And Beautifully Presented This Fabulous Semi Detached Villa Is Sure To Impress With Nothing To Do But Move In And Enjoy.

Holding a prime corner site with ample car parking this fine red brick semi detached villa has been extended and extensively refurbished creating a stunning home which will impress. The extended interior comprises 3 bedrooms, 2 plus reception rooms, luxury fitted kitchen incorporating built-in oven and hob, deluxe downstairs furnished cloakroom and family bathroom to first floor. The dwelling further benefits from uPvc double glazed windows, gas central heating, pvc fascia and eaves, extensive use of ceramic and wood laminate floor coverings, wood burner, superb basement and has undergone a comprehensive modernisation programme in recent times. Excellent car parking combines with a mature landscaped corner site with a southerly orientation with obvious potential and the most convenient location with leading schools public parks and leisure facilities on its doorstep makes immediate inspection a must.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	70	74
(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	

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- Extended Luxury Semi Detached Villa
- Superb Downstairs Furnished Cloakroom
- Modern Family Bathroom
- Magnificent Corner Site
- 3 Bedrooms Through Lounge
- Gas Central Heating Wood Burner
- Pvc Facia And Eves
- Extended Luxury Kitchen With Dining
- Upvc Double Glazed Windows
- Basement Area

Entrance Hall

UPvc double glazed entrance door, quarter panelled wall, wood laminate floor, under stair cloaks, panelled radiator.

Furnished Cloakroom

White suite comprising vanity unit, low flush wc, feature radiator, recessed lighting.

Through Lounge into Bay

24'8" x 11'3" (7.52m x 3.43m)

Attractive fireplace multi fuel burner, 2 panelled radiators, wood laminate floor.

Extended Kitchen

16'6" x 11'6" (5.03 x 3.53)

Bowl and a half single drainer stainless steel sink unit, extensive range of high and low level units, formica worktops, built-under oven and gas hob, stainless

steel canopy extractor fan, plumbed for washing machine, vented for tumble dryer, American fridge/freezer space, partly tiled walls, ceramic tiled floor.

Dining Area

UPvc double glazed patio doors

First Floor

Landing

Bedroom

8'0" x 6'7" (2.46 x 2.03)

Panelled Radiator.

Bedroom

10'9" x 9'1" (3.30 x 2.79)

Panelled Radiator.

Bedroom

11'3" x 8'9" (3.45 x 2.67)

Panelled Radiator.

Bathroom

Modern white suite comprising panelled bath, walk-in shower cubical, thermostatically controlled drench shower unit, telephone hand shower, vanity unit, low flush wc, chrome radiator, partly tiled walls, recessed lighting

Roof Space

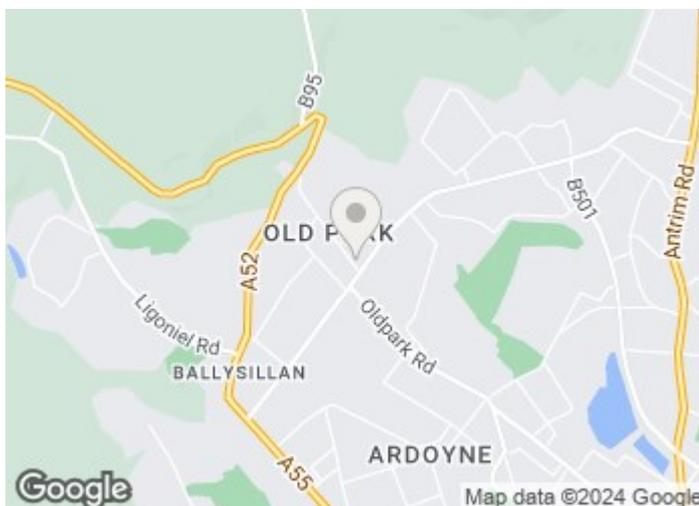
Slingsby type ladder, insulated.

Basement

Gas boiler

Outside

Corner site, hard landscaped, gardens front, side and rear in lawn, outside light and tap, veranda affording panoramic views over Belfast City towards the Mourne Mountains

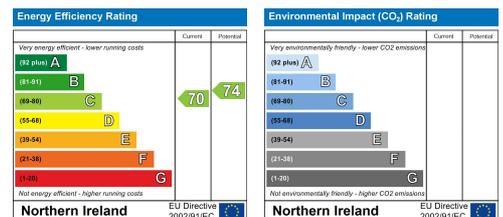


Directions



Floor Plan

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