



## 17 Glenburn Park , Belfast, BT14 6TF

**Offers In The Region Of  
£339,950**

Deceptively Spacious Extended Modern Constructed And Beautifully Presented Family Home Situated Within This Highly Regarded Residential Location

A fabulous modern constructed red brick semi detached villa holding a prime cul-de sac position set within this highly desirable tree lined residential location. The generously proportioned beautifully presented accommodation comprises 4 bedrooms, 2 with en suite shower rooms, 2 reception rooms to include extended living room, luxury fitted kitchen with dining area and modern white family bathroom. The dwelling further offers upvc double glazed windows, matching utility room, downstairs furnished cloakroom, gas central heating, extensive use of ceramic and porcelain tiled floors. Ample carparking to front with driveway and private rear garden combines with the perfect location to make this the ideal family home.

Immediate viewing strongly recommended.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		84	84
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>Northern Ireland</b>		EU Directive 2002/91/EC	

# 17 Glenburn Park

## , Belfast, BT14 6TF



- Extended Modern Constructed Luxury Family Home · 4 Bedrooms 2 Reception
- Utility Room/Furnished Down Stairs Cloakroom
- Twin En Suite Shower Rooms To First & Second Floors
- Cul De Sac Location
- Upvc Double Glazed Windows Pvc Fascia & Eaves
- Modern White Family Bathroom Suite
- Luxury Fitted Kitchen With Dining
- Gas Central Heating
- Private Gardens Ample Car Parking And Driveway

### Entrance Hall

Composite entrance door, porcelain tiled floor, under stairs storage, double panelled radiator.

### Furnished Cloakroom

Modern white suite comprising pedestal wash hand basin, low flush wc, fully tiled walls, porcelain tiled floor.

### Lounge

18'1" x 10'10" (5.53 x 3.31)

Herringbone ceramic tiled floor, under floor heating, glazed double doors to dining area.

### Kitchen

18'4" x 12'8" (5.59 x 3.87)

Bowl and a half stainless steel sink unit, extensive range of high and low level units, formica worktops, built-in under oven and ceramic hob, glass splash back, stainless steel canopy extractor fan, American fridge/freezer housing, splash back, porcelain tiled floor, splash back, under floor heating, recessed lighting.

### Dining Area

Glazed double doors, panelled radiator, porcelain tiled floor.

### Utility Room

9'6" x 8'2" (2.92 x 2.49)

Single drainer stainless steel sink unit, extensive range of high and low level units, formica worktops,

plumbed for washing machine, tall broom cupboard, ceramic tiled floor. Pvc double glazed rear door.

### Extended Living Room

15'1" x 13'2" (4.60 x 4.03)

Bi-folding doors, panelled radiator, recessed lighting, feature sky light, porcelain tiled floor.

### First Floor

Landing

### Bathroom

Modern white bathroom comprising free standing panelled bath, vanity unit, low flush wc, fully tiled walls, shower cubicle, thermostatic drench shower, telephone hand shower, recessed lighting, chrome radiator, matching chrome towel rack, ceramic tiled floor, feature curved window.

### Bedroom

9'1" x 8'4" (2.78 x 2.55)

Panelled radiator.

### Bedroom

12'1" x 11'5" (3.69 x 3.49)

Panelled radiator.

### Bedroom

16'0" x 12'8" (4.89 x 3.87)

Panelled radiator.

### En-suite Shower Room

Modern white bathroom comprising vanity unit, low

flush wc, fully tiled walls, shower cubicle, thermostatic drench shower, telephone hand shower, radiator, ceramic tiled floor.

### Second Floor

Landing, velux rooflight.

### Bedroom

18'0" x 11'4" (5.50 x 3.47)

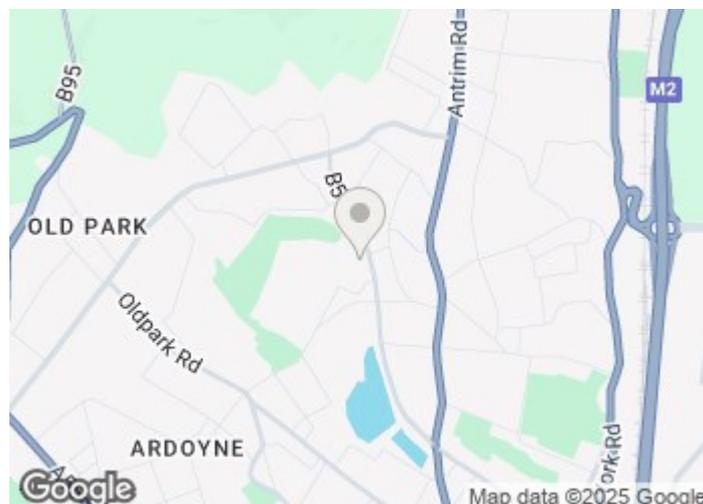
Panelled radiator, velux roof light, under eaves storage.

### En-suite Shower Room

Modern white bathroom comprising vanity unit, low flush wc, fully tiled walls, shower cubicle, thermostatic drench shower, telephone hand shower, radiator, ceramic tiled floor, velux window.

### Outside

Gardens front with mature hedging and lawn with ample carparking and drive way. Mature rear garden in lawn with patio areas and feature decked area. Large garden room wired for power.

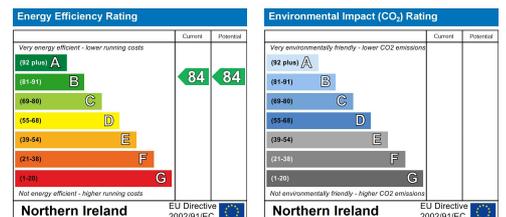


## Directions



# Floor Plan

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