

## 79 Carrs Glen Park , Belfast, BT14 8HF

**Offers Over £149,950**

Superb Extended Modernised Semi Detached Villa Holding A Prime Site Affording Far Reaching Views From Belfast Lough To The Mourne Mountains.

An exceptionally fine semi detached villa which has been modernised and improved to a high standard by the present owner. The property offers spacious accommodation comprising 3 bedrooms, superb roof space, through lounge into bay, sunroom with double doors to rear, modern fitted kitchen and modern white bathroom suite. The dwelling further offers mostly Upvc double glazed windows, gas central heating and has undergone a program of improvement works in recent years. Off street carparking, low maintenance front garden and delightfully private terraced rear gardens combines with the ideal location to make this a home perfect for the growing family with those stunning panoramic views to enjoy - Early Viewing is highly recommended.

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(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		
Northern Ireland		EU Directive 2002/91/EC

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# 79 Carrs Glen Park

, Belfast, BT14 8HF



- Superb Extended Semi Detached Villa
- 3 Bedrooms
- Modern Fitted Kitchen
- White Bathroom Suite
- Sunroom, Pvc Fascia & Eaves
- Mostly Upvc Double Glazed Windows
- Through Lounge
- Gas Central Heating
- Stunning Panoramic Views
- Off Street Carparking

## Entrance Hall

Upvc double glazed entrance door, wood laminate floor, double panelled radiator, understairs cloaks.

## Through Lounge

22'7" x 10'1" into bay (6.90 x 3.09 into bay) Wood laminate floor, double panelled radiator x 2.

Double doors to:

## Sunroom

9'3" x 7'6" (2.84 x 2.31) Ceramic tiled floor, pvc ceiling, pvc double doors to rear.

## Kitchen

15'10" x 6'2" (4.84 x 1.88) Bowl and a half composite sink unit, extensive range of high and low level units, formica worktops, free standing

cooker, integrated extractor, plumbed for washing machine, fridge/freezer space, integrated dishwasher, partly tiled walls, wood laminate floor, double panelled radiator.

## First Floor

Landing.

## Bathroom

Modern white bathroom suite comprising panelled bath, electric shower, pedestal wash hand basin, low flush wc, partially tiled walls, Lvf flooring, panelled radiator, built-in storage.

## Bedroom

11'9" x 11'11" (3.60 x 3.65) Double panelled radiator.

Fixed staircase to superb roofspace storage.

## Roofspace Storage

10'3" x 6'7" (3.14 x 2.03) Velux style window, under eaves storage.

## Bedroom

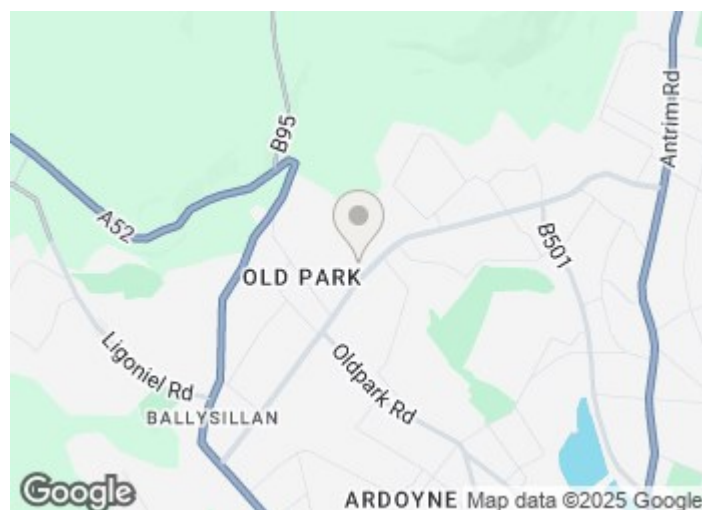
13'1" x 10'3" into bay (4.01 x 3.13 into bay) Mirrored built-in robes, double panelled radiator.

## Bedroom

7'4" x 6'5" (2.25 x 1.97) Double panelled radiator, wood laminate floor.

## Outside

Gardens front in artificial grass and flowerbeds. Tarmac driveway with off street carparking. Rear terraced gardens with raised timber decking, concrete patio, stones and flowerbeds, outside tap Storage rooms, gas boiler.



## Directions







Floor Plan

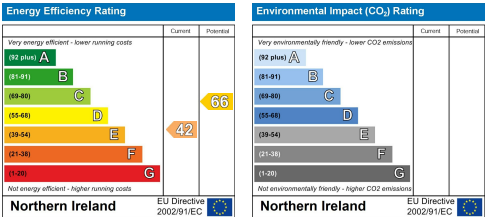
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Total Area: 74.2 m² ... 799 ft²

All measurements are approximate and for display purposes only

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