



ULSTER PROPERTY SALES

# UPS

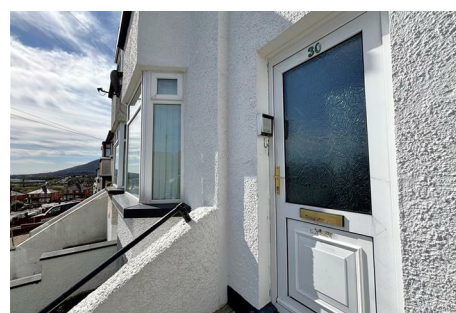
**CAVEHILL BRANCH**

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NETWORK STRENGTH - LOCAL KNOWLEDGE



## 30 Carrs Glen Park , Belfast, BT14 8HE

**Offers Over £125,000**

Beautifully Presented Semi Detached Villa With Extensive Rear Gardens.

Holding an excellent elevated position within this ever popular and sought after location close to schools, shops and public transport. The interior comprises 3 bedrooms, lounge into bay, living room, modern fitted kitchen with excellent range of high gloss high and low level units and deluxe fully tiled white bathroom suite. The dwelling further offers oil fired central heating, uPvc double glazed windows, pvc fascia, eaves, replacement rainwater goods and extensive use of ceramic and laminate floor coverings. Excellent driveway carparking combines with the extensive mature rear gardens and delightful aspect making this the ideal home for the young married couple or first time buyer alike - 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

# 30 Carrs Glen Park

## , Belfast, BT14 8HE



- Beautifully Presented Semi Detached Villa
- Deluxe Fully Tiled Bathroom Suite
- Pvc Fascia Eaves Replacement Rainwater Goods
- Sought After Location
- 3 Bedrooms 2 Receptions
- Oil Fired Central Heating
- Excellent Driveway Parking
- Modern High Gloss Fitted Kitchen
- Upvc Double Glazed Windows
- Extensive Landscaped Gardens

### Entrance Hall

Upvc double glazed entrance door, wood laminate floor, under stairs storage, panelled radiator.

### Lounge

10'4" x 12'8" into bay (3.15 x 3.87 into bay)

Wood laminate floor, panelled radiator.

### Living Room

11'6" x 10'6" (3.51 x 3.21)

Wood laminate floor, panelled radiator.

### Kitchen

Single drainer stainless steel sink unit, excellent range of high gloss high and low level units, formica

worktops, built in oven and ceramic hob, stainless steel canopy extractor fan, integrated fridge freezer, plumbed for washing machine, partly tiled walls, ceramic tiled floor, panelled radiator, pvc rear door.

### First Floor

Landing, access to roofspace.

### Bathroom

Deluxe fully tiled bathroom suite comprising panelled bath, shower screen, thermostatic shower, pedestal wash hand basin, low flush wc, pvc ceiling, recessed lighting, smart mirror, hotpress storage, feature radiator.

### Bedroom

9'3" x 10'5" (2.82 x 3.20)

Panelled radiator.

### Bedroom

10'7" x 12'1" into bay (3.25 x 3.70 into bay)

Panelled radiator.

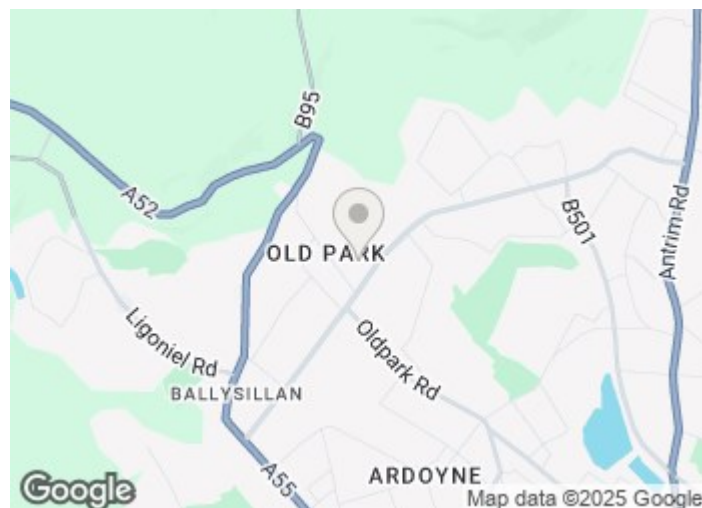
### Bedroom

7'3" x 6'8" (2.21 x 2.05)

Panelled radiator.

### Outside

Ample driveway parking, rendered boundary walls. Mature gardens to rear in paved patio, mature lawn and hedging, vertical/horizontal panel fencing, pvc oil tank, boiler house, outside tap, outside light.



### 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.

