



## 2 Glandore Gardens , Belfast, BT15 3FF

**Offers Over £199,950**

Stunning Refurbished Period End Town Terrace in Highly Regarded Antrim Road Tree Lined Avenue.

Holding a prime position within this most popular and sought after location moments from the many amenities of the Antrim Road this stunning spacious refurbished period end town terrace will have immediate appeal. The impressive interior comprises 4 bedrooms, lounge into bay with feature fireplace and multi fuel stove, living room with ceramic tiled floor, modern integrated fitted kitchen with built in oven and hob, integrated fridge freezer, integrated washing machine, integrated dish washer and fully glazed door to the rear and contemporary white bathroom suite to first floor and modern shower room to second floor. The dwelling further offers recently installed gas central heating, single glazed windows, extensive use of quality ceramic and wood laminate floor coverings and has benefited from an extensive programme of works to include roofing improvements, wiring improvements and sympathetic decoration throughout. To the rear is a delightfully private low maintenance "City" garden with patio and storage. This spacious period home has been refurbished and re-imagined with a flair for design and all approx 10 minutes to the City Centre - Early Viewing is strongly 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		
<b>Northern Ireland</b>	54	56
EU Directive 2002/91/EC		



# 2 Glandore Gardens

, Belfast, BT15 3FF



- Stunning Refurbished Period End Terrace
- 4 Bedrooms 2 Plus Receptions
- Modern Integrated Fitted Kitchen
- Deluxe White Bathroom Suite
- Second Floor Shower Room
- Recent Gas Central Heating
- Single Glazed Windows
- Low Maintenance "City" Garden
- Refurbished And Re-Imagined
- Most Popular Antrim Road Location

### Enclosed Entrance Porch

Hardwood entrance door, ceramic tiled floor.

### Entrance Hall

Glazed vestibule door, ceramic tiled floor, cornice ceiling, feature radiator.

### Lounge

16'2" x 12'2" into bay (4.93 x 3.73 into bay)  
Feature fireplace, multi fuel stove, picture rail, style bath, telephone handset shower, vanity unit, low flush wc, partially tiled walls, ceramic tiled floor, panelled radiator.

### Living Room

11'8" x 9'10" (3.56 x 3.00)  
Ceramic tiled floor, picture rail, feature radiator.

### Kitchen

11'10" x 7'10" (3.63 x 2.41)  
Belfast sink style sunk unit, extensive range of high and low level units, wood block worktops, built-in high level oven and ceramic hob, stainless steel extractor fan,

integrated fridge/freezer, integrated washing machine, integrated dishwasher, partly tiled walls, wine rack, tall larder, hardwood glazed shower cubicle, thermostatically controlled drench style shower, telephone handset shower, vanity unit, low flush wc, partially tiled walls, ceramic tiled floor, extractor fan, access to roofspace, panelled radiator.

### First Floor

Landing, panelled radiator,

### Bathroom

Modern white suite comprising clawfoot unit, low flush wc, partially tiled walls, ceramic tiled floor, panelled radiator.

### Bedroom

15'3" x 16'4" into bay (4.67 x 4.98 into bay)  
Ceiling rose, picture rail, partially panelled walls, double panelled radiator.

### Bedroom

11'1" x 9'1" (3.38 x 2.79)  
Cornice ceiling, feature radiator, built in storage.

### Mezzanine

Landing.

### Shower Room

Contemporary white suite comprising shower cubicle, thermostatically controlled drench style shower, telephone handset shower, vanity unit, low flush wc, partially tiled walls, ceramic tiled floor, extractor fan, access to roofspace, panelled radiator.

### Second Floor

Landing.

### Bedroom

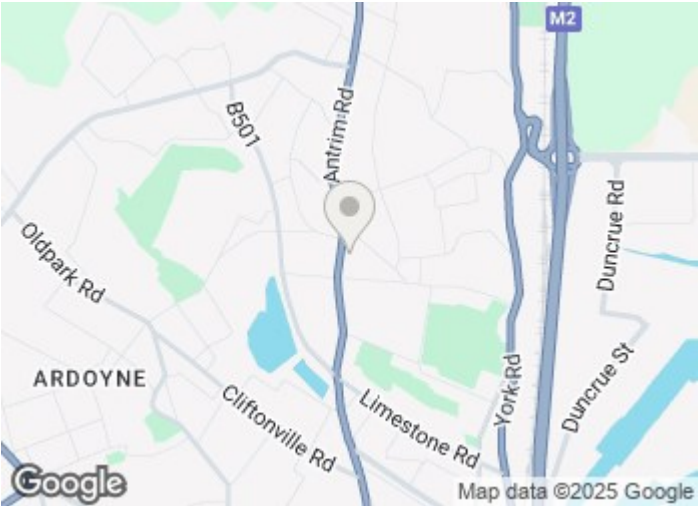
15'5" x 10'11" (4.72 x 3.35)  
Panelled radiator.

### Bedroom

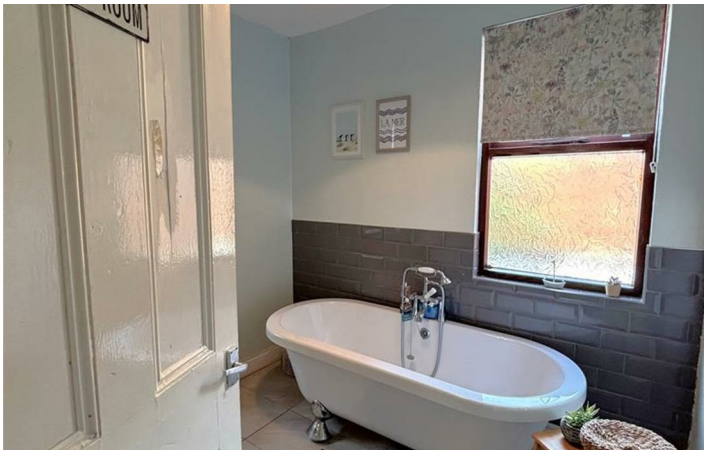
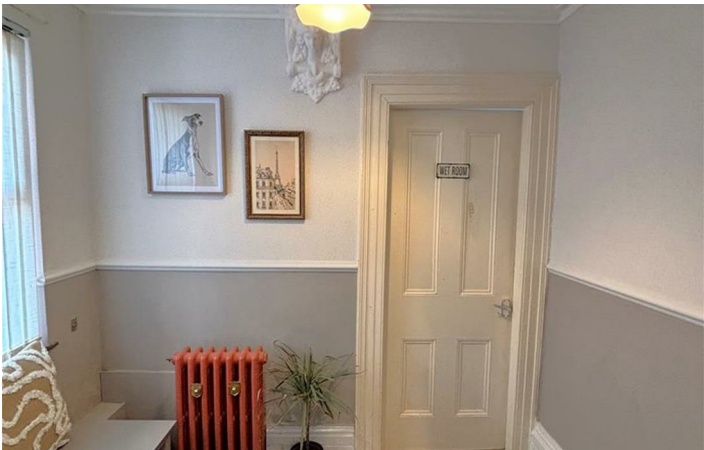
10'11" x 10'2" (3.35 x 3.10)  
Feature fireplace, panelled radiator.

### Outside

Forecourt in pavers. Enclosed rear in pavers, stones, pergola, access to alleyway.



### 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.

