

## 21 Glantane Drive , Belfast, BT15 3FE

**Offers Over £159,950**

A Beautifully Presented 4 Bedroom Red Brick Period Town Terrace Holding A Superb Position Within A Tree Lined Avenue.

A charming period town terrace situated within a picturesque tree lined avenue within this highly regarded residential location. The richly appointed interior comprises 4 bedrooms, 2 reception rooms with lounge into bay, living room with storage, modern fitted kitchen incorporating built in oven, ceramic hob and modern white bathroom suite. The dwelling further offers upvc double glazed windows, gas heating with new boiler, excellent energy rating, extensive use of wood laminate and ceramic floor coverings and a private "City" garden to the rear. A most convenient location with leading schools, public transport, excellent shopping and superb parks all within walking distance and the City Centre just a short commute makes this a home worthy of your immediate attention - Early Viewing is recommended.

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

# 21 Glantane Drive

, Belfast, BT15 3FE



- Beautifully Presented Town Terrace
- Modern White Bathroom Suite
- Private Rear "City" Garden
- Short Commute To City Centre
- 4 Bedrooms 2 Receptions
- Recently Installed Gas Heating
- Picturesque Tree Lined Avenue
- Modern Fitted Kitchen
- Upvc Double Glazed Windows
- Most Convenient Location

## Entrance Porch

Hardwood entrance door, ceramic tiled floor.

## Entrance Hall

Vestibule door, corniced ceiling, ceramic tiled floor, panelled radiator.

## Lounge

14'7" x 8'11" into bay (4.47 x 2.74 into bay)  
Double panelled radiator.

## Living Room

8'11" x 10'5" (2.74 x 3.20)  
Wood strip flooring, built in storage, understairs storage, panelled radiator.

## Kitchen

11'6" x 19'1" (3.53 x 5.82)  
Single drainer stainless steel sink unit, extensive range of high and low level units, formica worktops, built-in oven and ceramic hob, integrated extractor fan, fridge/freezer space, plumbed for washing machine, partly tiled walls, ceramic tiled floors, recessed lighting, uPvc double glazed rear door.

## First Floor

Landing.

## Bathroom

Fully tiled modern white suite comprising panelled bath, shower

screen, electric shower unit, pedestal wash hand basin, low flush, tiled walls, wood laminate floor, panelled radiator.

## Bedroom

10'7" x 7'6" (3.23 x 2.31)  
Feature fireplace, panelled radiator.

## Second Floor

### Bedroom

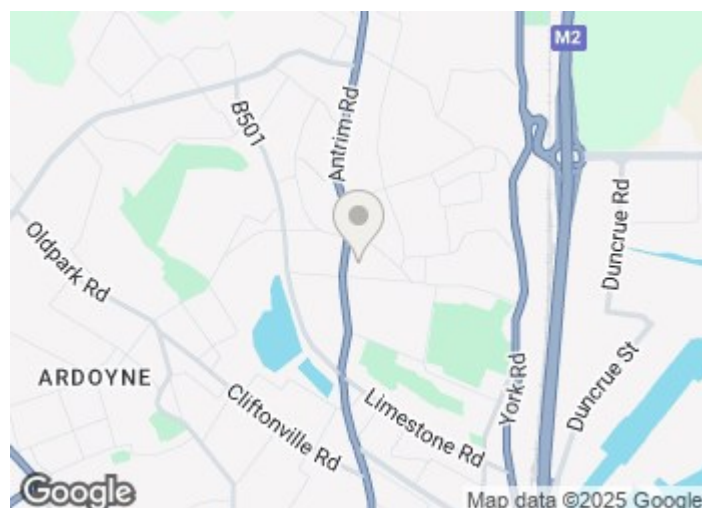
10'7" x 7'8" (3.25 x 2.34)  
Panelled radiator.

### Bedroom

13'5" x 12'2" (4.11 x 3.71)  
Feature fireplace, panelled radiator.

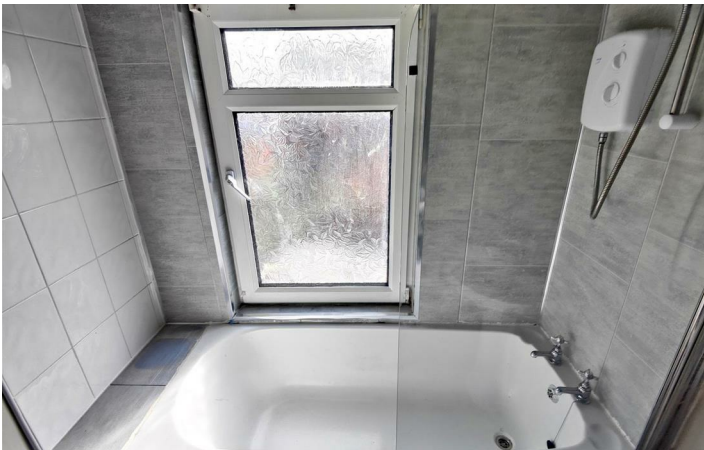
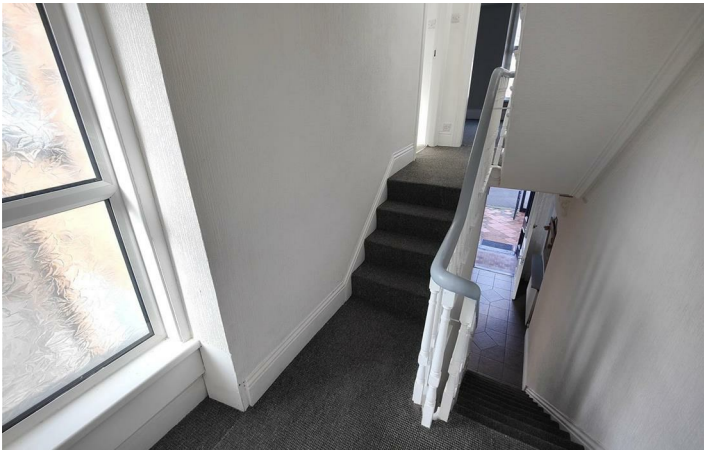
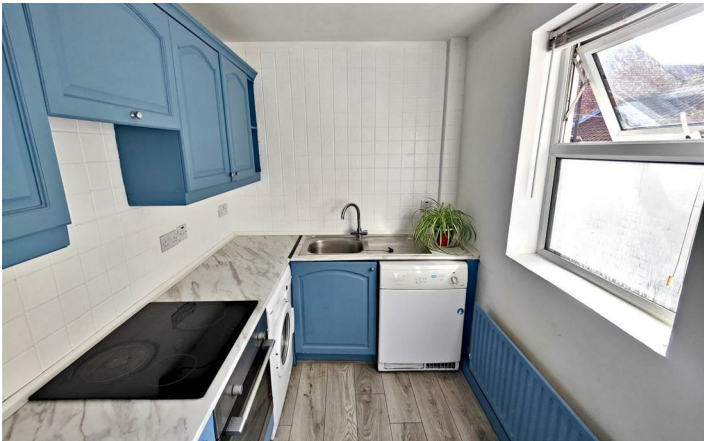
## Outside

Paved forecourt, enclosed rear, outside tap.



## Directions





Floor Plan

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