



## 19 Glandore Drive , Belfast, BT15 3FG

**Offers Over £164,950**

Beautifully Presented Modernised Town House In This Sought After Location Just Off The Antrim Road.

A beautifully presented home which will have an immediate appeal, a modernised red brick town terrace situated within this highly regarded residential location. The richly appointed accommodation comprises 4 bedrooms, through lounge to dining area, contemporary fitted kitchen and modern white bathroom suite. The dwelling further boasts uPvc double glazed windows, oil fired central heating, extensive use of ceramic tiled floor coverings throughout and has been maintained to the highest standard. A convenient location and low outgoings makes this a home not to be missed. - Early Viewing is highly recommended.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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>		
	30	50
	EU Directive 2002/91/EC	



# 19 Glandore Drive

, Belfast, BT15 3FG



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- Beautifully Presented Modernised Town House
- Contemporary Fitted Kitchen
- Oil Fired Central Heating
- 4 Bedrooms
- Modern White Bathroom Suite
- Extensive Use Of Ceramic Tiled Floor Coverings
- Through Lounge
- Upvc Double Glazed Windows
- Sought After Antrim Road Location

## Entrance Hall

Upvc double glazed entrance door, ceramic tiled floor, panelled radiator.

## Through Lounge

10'7" x 13'3" into bay (3.23 x 4.06 into bay) Attractive fireplace, tiled inset, wood laminate floor.

## Dining Area

10'9" x 10'2" (3.28 x 3.10) Wood laminate floor, double panelled radiator, understairs storage.

## Kitchen

11'8" x 5'6" (3.58 x 1.70) Bowl and 1/2 stainless steel sink unit, extensive range of high and low level units, formica worktops, cooker space, stainless steel extractor fan, fridge/freezer space, plumbed for washing machine, partly tiled walls,

ceramic tiled floor, feature radiator, uPvc door to rear.

## First Floor

Landing

## Bathroom

Modern white bathroom suite comprising panelled bath, shower screen, electric shower, vanity unit, low flush wc, fully tiled walls, ceramic tiled floor, pvc ceiling, feature radiator, recessed lighting.

## Bedroom

9'8" x 8'5" (2.95 x 2.57) Built-in storage, hot-press, panelled radiator.

## Bedroom

13'5" x 10'2" (4.09 x 3.10) Built-in robes, double panelled radiator, cornice ceiling.

## Second Floor

Landing

## Bedroom

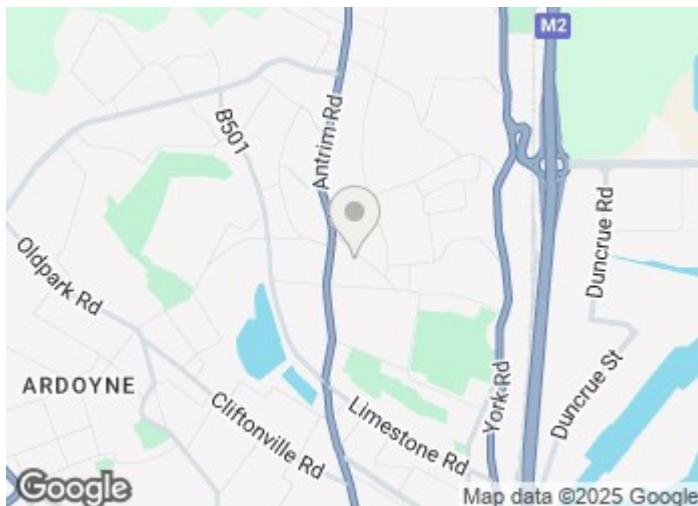
10'0" x 8'5" (3.07 x 2.59) Twin velux windows, double panelled radiator, access to roofspace.

## Bedroom

14'9" x 10'2" (4.50 x 3.12) Double panelled radiator

## Outside

Forecourt. Enclosed rear yard, pvc oil tank, outside light & tap.



## 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.

