

ULSTER PROPERTY SALES

# UPS

**BALLYHACKAMORE BRANCH**

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**15 GLENVIEW DRIVE, BELFAST,  
BT5 7NA**

**OFFERS AROUND £195,000**





This attractive red brick semi-detached property located in a quiet cul-de-sac is ideal for a wide range of purchasers and will be a lovely family home after some modernising and updating.

The accommodation comprises entrance hall, lounge with bay window and attractive fireplace with sliding doors leading to the dining room which opens to the kitchen, plus the added benefit of a sun room overlooking the garden.

The first floor benefits from three well proportioned bedrooms and shower room comprising a large walk-in shower, wash hand basin and WC. The outside offers attractive front and rear gardens with lawn, flowerbeds and driveway leading to garage.

An excellent family home in this residential area and much sought after by families wanting to be close to many attractive amenities including schools and major bus routes in and out of Belfast city centre. In need of some improvements and already extended, this is a must view to appreciate what's on offer.





## Key Features

- Attractive Red Brick Extended Semi Detached Property
- Bright and Spacious Lounge With Bay Window and Marble Fireplace
- Dining Room Leading to Kitchen With Range of Fittings
- Sunroom to Rear Overlooking Gardens
- First Floor Compries Three Well Proportioned Bedrooms and Shower Room
- Oil Fired Central Heating and PVC Double Glazing
- Lawn To Front, And Driveway Leading To Garage
- Located in a Quiet Cul de Sac Ideal For Young Families



### Accomodation Comprises:

#### Entrance Porch

#### Entrance Hall

Laminate wooden floor, under stairs storage

#### Living Room

16'5 x 11'4

(Into Bay)  
Marble fireplace, sliding doors leading to:

#### Dining Room

10'5 x 7'5

PVC doors to sunroom and open to:

#### Kitchen

11'4 x 6'3

Excellent range of high and low level units, single drainer stainless steel sink unit, space for cooker, part tiled walls, fully tiled floor

#### Sunroom

11'3 x 9'9

Laminate wooden floor, x 2 double radiators, PVC double doors to rear garden

#### First Floor

#### Bedroom 1

12'4 x 10'6

(Into Bay)  
Range of built in wardrobes

#### Bedroom 2

11'3 x 11'2

Range of built in wardrobes

#### Bedroom 3

8'2 x 7'9

#### Shower Room

Large walk in shower, low flush WC, vanity unit, part pannelled walls, part tiled walls, fully tiled floor, hot press

#### Garage

20'8 x 10'

Up and over door, light and plumbing, plumbed for washing machine

#### Outside

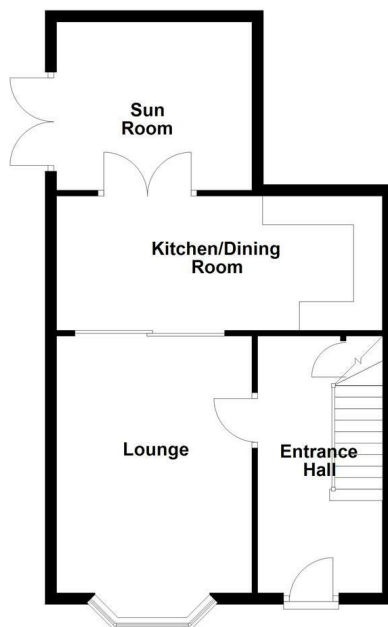
Patio to rear, PVC oil tank, oil fired boiler, mature boundary hedging, garden in lawn to side and rear, tarmac driveway to front with space for two cars, low maintenance gardens to front in stones and paving with flower beds



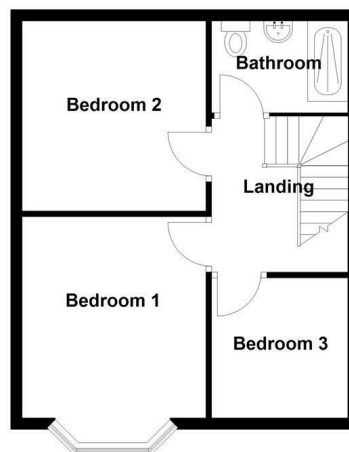




Ground Floor



First Floor



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

Questions you may have. Which mortgage would suit me best?

**How much deposit will I need? What are my monthly repayments going to be?**

To answer these and other mortgage related questions contact our mortgage advisor on 028 9047 1515.

Your home may be repossessed if you do not keep up repayments on your mortgage.

**We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment.**

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

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