

## 8 Glencollyer Street, Belfast, BT15 3DY



- Immaculately Presented Detached Family Home
- Three Bedrooms
- One Reception
- Modern Shaker Style Fitted Kitchen With Casual Dining
- Separate Utility Space
- Contemporary Family Bathroom Suite
- Ground Floor Furnished Cloakroom
- Private driveway to side
- PVC Double Glazed/Gas Fired Central Heating
- Highly Popular and Convenient Modern Development

**PRICE Offers Over £229,950**

Immaculately presented throughout, this spacious double fronted detached family home is ideally located just off the Limestone Road, within close proximity to local amenities.

Enjoying three well-proportioned bedrooms, with walk-in wardrobe off the master, spacious lounge, modern shaker style fitted kitchen with casual dining, ground floor furnished cloakroom and contemporary four piece family bathroom. Externally the property further benefits from private parking to side and a hard landscaped garden to rear, for easy maintenance. Ideally suited to a variety of purchaser, an early viewing is highly recommended.

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**Antrim**  
12 Church Street  
BT41 4BA  
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**Ballyclare**  
51 Main Street  
BT39 9AA  
Tel: (028) 9334 0726

**Glengormley**  
9A Ballyclare Road  
BT36 5EU  
Tel: (028) 9083 0803

ACCOMMODATION

GROUND FLOOR

Double glazed composite front door into well presented entrance hall with tiled flooring.

LOUNGE

17'10" x 9'9" (5.44 x 2.98)

Large picture style window to front. Dual window aspect.

FURNISHED CLOAKROOM

Comprising corner mounted pedestal wash hand basin with monobloc tap and tiled splashback and a button flush WC. Tiled floor.

MODERN FITTED KITCHEN WITH CASUAL DINING

18'8" x 10'2" (5.7 x 3.1)

Equipped with a comprehensive range of high and low level shaker style fitted units in ivory finish with complimentary work surfaces. One and a half bowl single drainer stainless steel sink unit with swan neck tap. Boasting a range of integrated appliances to include; oven, separate four ring electric hob, overhead extractor fan housed in stainless steel canopy with glass hood, dishwasher and fridge freezer. Tiled flooring. PVC double glazed French doors to rear.

UTILITY/STORAGE

Plumbed for washing machine. Tiled floor.

FIRST FLOOR

Access to roof space. Built in storage cupboard.

BEDROOM 1

11'5" x 10'9" (3.5 x 3.3)

With Walk in Wardrobe (5'6" x 3'11").

BEDROOM 2

10'2" x 8'10" (3.1 x 2.7)

BEDROOM 3

10'2" x 8'2" (3.1 x 2.5)

CONTEMPORARY FAMILY BATHROOM SUITE

Comprising panel bath with hand shower attachment, fully tiled shower cubicle with thermostatically controlled drench style shower and hand shower attachment, semi-pedestal wash hand basin with monobloc tap, button flush WC. Tiled floor. Part tiled walls.

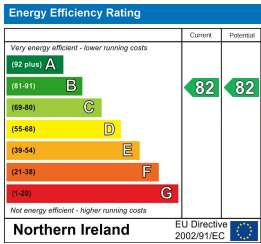
OUTSIDE

Private driveway to side for off-street parking.

Paved walkways to front and side.

Private enclosed hard landscaped garden to rear, screened by perimeter fence.

IMPORTANT NOTE TO ALL PURCHASERS: We have not tested any of the systems or appliances at this property.



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