



SALE AGREED

12 Glastonbury Avenue, Belfast, BT15 4DL

- Red Brick, Double Bay Fronted, Period Family Home
- Kitchen With Informal Dining Area
- Gas Heating; PVC Double Glazing
- Detached Double Garage
- Many Original Features Throughout
- Four Bedroom; Four+ Reception
- Family Bathroom; Separate WC; Furnished Cloakroom
- Private Driveway
- Mature Gardens Front and Rear
- Convenient, Well Sought After Location

Offers Over £395,000

EPC Rating E



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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE PORCH

Hardwood, panelled front door with glass fanlight over. Tiled floor. Glass panelled door with matching side screens and fan light over leading to:

ENTRANCE HALL

Tiled floor. Feature height ceiling with coving, continuing throughout remainder of home. Stairwell to first floor.

FURNISHED CLOAKROOM

White, two piece suite comprising pedestal wash hand basin and WC. Splashback tiling to sink. Tiled floor.

LOUNGE 15'10" x 12'4" (wps)

Bay window to front elevation. Open fire in cast iron fireplace with slate hearth and carved mahogany surround.



FAMILY ROOM 15'5" x 11'8" (wps)

Bay window to front elevation. Open fire in tiled fireplace with matching hearth and timber surround. Wood laminate floor covering. Open arch leading to:

DINING ROOM 11'5" x 10'10"

Wood laminate floor covering.

BREAKFAST ROOM 12'2" x 11'6"

Wood laminate floor covering. Glass panelled door leading to:

KITCHEN 18'4" x 11'7" (wps)

Fitted kitchen with range of high and low level storage units with contrasting, granite effect, melamine work surface. Stainless steel sink unit with twin draining bays. Space for fridge freezer. Space for range style oven. Plumbed and space for washing machine and dishwasher. Splashback tiling to walls. Glass fronted display cabinet. Tiled floor. PVC double glazed French doors leading to:

FIRST FLOOR

LANDING

Informal study area.

BEDROOM 1 12'4" x 12'4"

Exposed tongue and groove timber flooring.

BEDROOM 2 12'4" x 11'8"

Wood laminate floor covering.

BEDROOM 3 12'3" x 11'6"

Wood laminate floor covering.

BEDROOM 4 11'7" x 10'10"

Wood laminate floor covering. Access to roof space.

BATHROOM

White, three piece suite comprising panelled bath, separate, oversized shower enclosure and pedestal wash hand basin. Thermostat controlled mains shower unit with drench shower head. Splashback tiling to walls. Tiled floor. Access to partially floored roof space via slingsby style ladder. Access to separate, shelved store with gas fired central heating boiler.

CLOAKROOM

With white WC. Tiled floor.

EXTERNAL

Generous sized private driveway area finished in tarmac, extending to rear via double gates.

Low maintenance front garden finished in decorative stone and range of trees and shrubbery.

Fully enclosed rear garden finished in lawn, paved patio areas and range of plants, trees and shrubbery.

Outside tap.

External lighting.





DETACHED DOUBLE GARAGE 22'1" x 16'0"

Up and over double door. Separate service door to rear garden.
Power and light.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

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.



Red brick, double bay fronted, four bedroom/four+ reception, period detached family home, situated on the well sought after, tree-lined, Glastonbury Avenue, off Antrim Road, North Belfast.


The property comprises entrance porch, entrance hall, furnished cloakroom, lounge, family room, dining room, breakfast room, kitchen with informal dining area, four well-proportioned bedrooms, bathroom, and separate WC.

Externally, the property enjoys private driveway, detached double garage, and gardens front and rear, finished in lawn, patio areas, and range of plants, trees and shrubbery.

Other attributes include many original period features, gas heating, PVC double glazing, and convenient location.

Early viewing highly recommended to avoid disappointment.



| 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 | 46 | 58 |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| Northern Ireland | EU Directive 2002/91/EC  | |

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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