

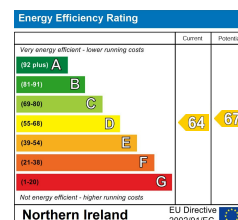


4 Garland Crescent, Manse Road, Belfast, BT8 6YJ

Asking Price £525,000

Located in a cul de sac position just off the Manse Road in the Four Winds, in a highly sought after residential development, this impressive and extended detached family home off approximately 2500 sq ft and is convenient to the Belfast City Centre. Locally there are several excellent primary and post primary schools to include St. Ita's and Cairnshill, with the Cairnshill Park and Ride ensuring an easy commute to the City Centre, and shopping is also well catered for with the local shops off Newton Park, specialist boutiques and delicatessens on the Ormeau Road and the array of high street names at Forestside Shopping Centre. Positioned on a generous corner site this excellent family residence offers bright and spacious accommodation comprising three separate reception rooms, a fantastic modern fitted kitchen with family dining and a separate utility room. On the 1st floor the extended accommodation now comprises 6 well proportioned bedrooms, master bedroom with en-suite shower room, downstairs w.c. and a main family bathroom. Outside there is ample off street parking for up to 6 cars that leads to a double garage. Extensive, mature and very private gardens surround this fine home thus making this a complete package for the modern day family looking to locate in this convenient and sought after location.

- Extended family size detached home of approx 2500 sq ft
- Three reception rooms
- Large utility room
- Family bathroom with separate shower cubicle
- Fantastic corner site with off street parking for up to 6 cars
- Six well proportioned bedrooms
- Modern kitchen / dining
- En-suite to master bedroom
- Ground floor w/c
- Double garage



The accommodation comprises

Pvc double glazed front door leading to reception hall

Reception hall



Laminate flooring. Under stairs cloaks cupboard.

Cloaks 6'8 x 3'2 (2.03m x 0.97m)



Ground floor w/c comprising low flush w/c, pedestal wash hand basin, tiled floor.

Lounge 21'2 x 12'7 (to bay) (6.45m x 3.84m (to bay))



Attractive marble fireplace with wooden surround.

Living room 13'3 x 12'8 (4.04m x 3.86m)



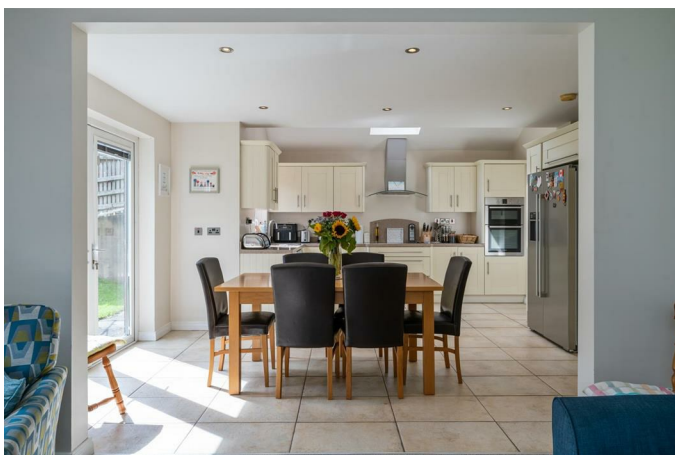
Double glazed French doors to rear gardens.

Kitchen / dining / family 16'5 x 16'3 (5.00m x 4.95m)



Excellent range of high and low level units, single drainer 1 1/2 bowl sink unit with mixer taps, corrian work surfaces, recessed spotlights, 4 ring hob and double oven, extractor fan, plumbed for dishwasher, American fridge freezer space, tiled floor, roof window, open to dining area

Dining



Tiled floor, double glazed French doors with access to the rear gardens. The dining is open to the family room.

Family room 12'9 x 11'2 (3.89m x 3.40m)

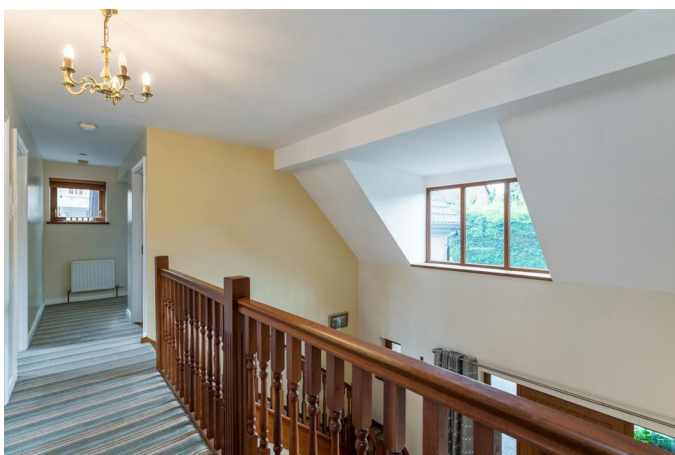


Utility room 39'4"19'8" x 29'6"16'4" (12'6 x 9'5)



Range of high and low level units, single drainer 1 1/2 bowl sink unit with mixer taps, formica work surfaces, plumbed for washing machine, tumble dryer space, side door access and access to the double garage.

1st floor



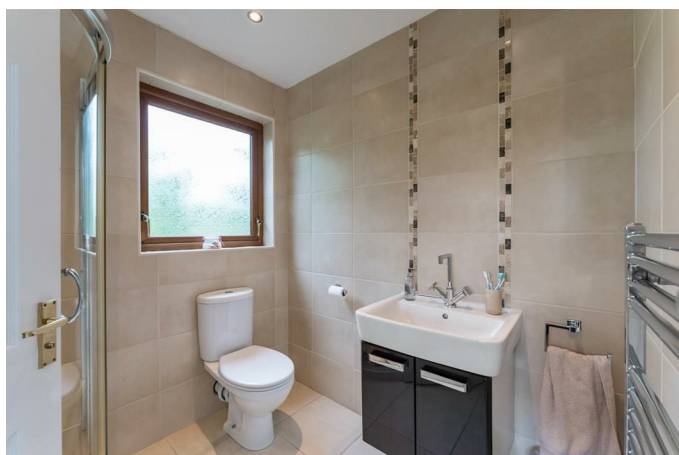
Landing, large hot press, access to the roof space.

Bedroom 1 15'6 x 12'8 (4.72m x 3.86m)



Wall to wall built in mirrored robes with drawer storage behind.

En-suite 7'3 x 6'7 (2.21m x 2.01m)



White suite comprising corner shower cubicle with thermostatically controlled shower, low flush w/c, wash hand basin with storage below, fully tiled walls, tiled floor, chrome towel radiator.

Bedroom 2 12'8 x 12'6 (3.86m x 3.81m)



Bedroom 3 12'6 x 12'2 (3.81m x 3.71m)



Bedroom 4 12'8 x 11'7 (3.86m x 3.53m)



Bedroom 5 13'9 x 11'3 (4.19m x 3.43m)



Bedroom 6 19'4 x 7'2 (5.89m x 2.18m)



Roof window, recessed spotlights.

Family bathroom 10'5 x 7'9 (3.18m x 2.36m)



White suite comprising panelled bath, mixer taps with hand shower, low flush w/c, wash hand basin with storage below, corner shower cubicle with Aqualisa shower, fully tiled walls, tiled floor, extractor fan, chrome towel radiator.

Outside

Large tarmac driveway to the front with ample off street parking for up to 6 cars, leading to the attached double garage.

Attached double garage 20'9 x 18'6 (6.32m x 5.64m)

Double up and over doors, light and power.

Front gardens

Gardens to the front laid in lawn bounded by mature hedging offering fantastic privacy.

Rear gardens

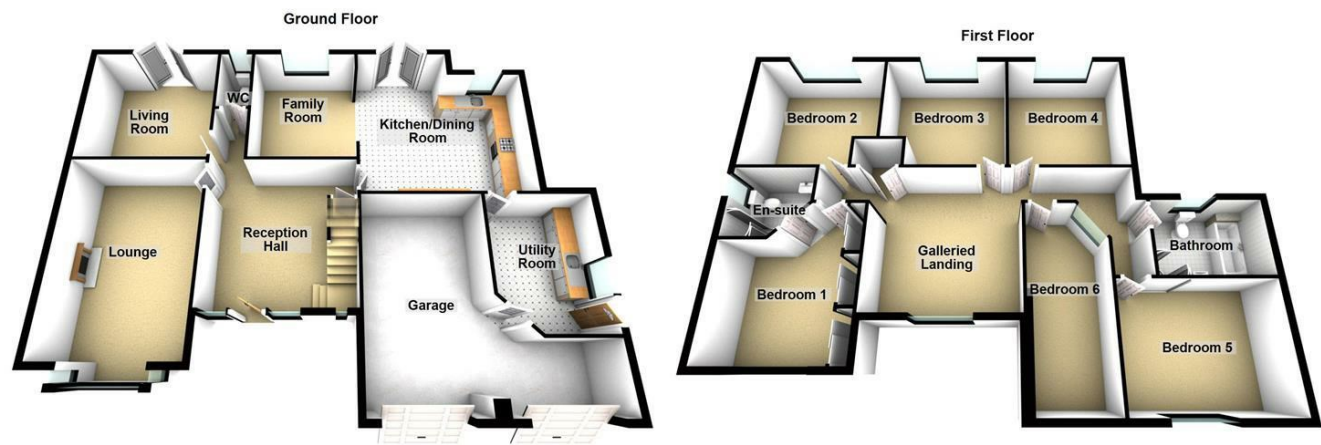


Enclosed gardens to the rear laid in lawn with additional patio area. Bounded by mature hedging and extensive range of plants, trees and shrubs, flower beds, outside tap and lights, side gate access at both sides of the property.

Rear elevation

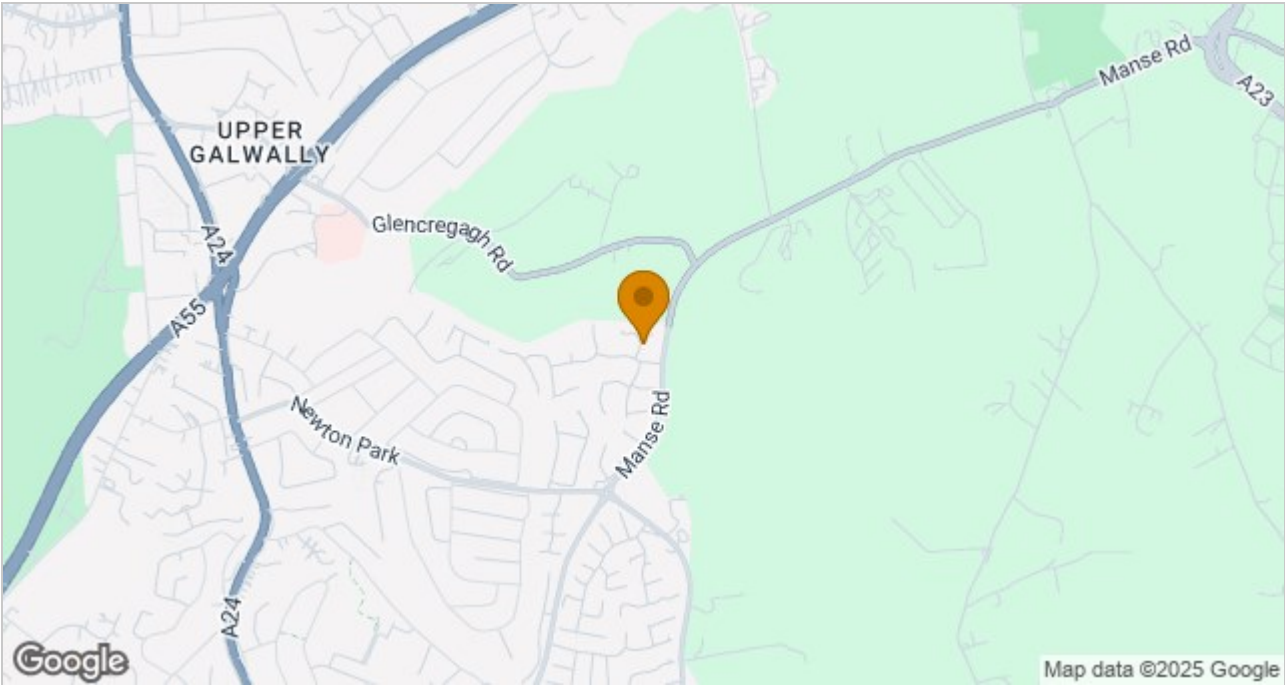


Floor Plan



Please note this floor plan is for marketing purposes only, is not to scale and is to be used as a guide only. No liability is accepted in respect of any consequential loss arising from the use of this plan. Plan produced using PlanUp.

Area Map



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