



21 Glendale Avenue South, Newton Park, Belfast, BT8 6LG

Asking Price £234,950

Glendale Avenue South is a popular residential location off Newton Park in the Four Winds and offers convenience to local shops and transport links to most parts of the city, as well as being only a few minutes drive from Lesley Forestside Shopping Centre.

Internally the property comprises, on the ground floor, entrance hall, downstairs w/c, two reception rooms and a fitted kitchen with three bedrooms and a shower suite on the first floor. Outside this property benefits from off street parking leading to detached garage and superb, mature rear gardens laid in lawns.

An excellent home in a great location

- Semi Detached Home
- Two Reception Rooms
- Downstairs w/c
- Oil Heating/Double Glazing
- Detached Garage
- Three Bedrooms
- Fitted Kitchen
- Shower Suite
- Driveway With Ample Parking
- Enclosed Rear Gardens

Energy Efficiency Rating		Current	Potential
(92-100) A	Very energy efficient - lower running costs		
(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

The Accommodation Comprises



Double glazed sliding doors to entrance porch.
Upvc glass panelled door to entrance hall.

Downstairs w/c

Low flush w/c and sink unit.

Lounge 11'1 x 10'8 (3.38m x 3.25m)



Tiled fire place with matching inset and hearth.

Living Room 11'6 x 10'8 (3.51m x 3.25m)



Tiled fire place with wooden mantle, laminate flooring.



Fitted Kitchen 11'9 x 7'3 (3.58m x 2.21m)



Range of high and low level built-in units, glazed cabinets, single drainer stainless steel sink unit with mixer taps, breakfast bar, tiled floor, part tiled walls.

First Floor

Bedroom One 11'3 x 8'8 (3.43m x 2.64m)



Wall to wall sliding robes.



Bedroom Two 11'4 x 10'6 (3.45m x 3.20m)



Built in robes.

Bedroom Three 8'9 x 8'1 (2.67m x 2.46m)



Built in robes.

Shower Suite



Comprising large shower cubicle with Mira shower unit, wash hand basin with mixer taps and storage below, low flush w/c, part tiled walls, tiled floor. Hot press.

Landing

Outside Front

Gardens laid in lawns.

Driveway with ample parking leading to detached garage.

Detached Garage

Roller door. Light and power. Housing oil boiler.

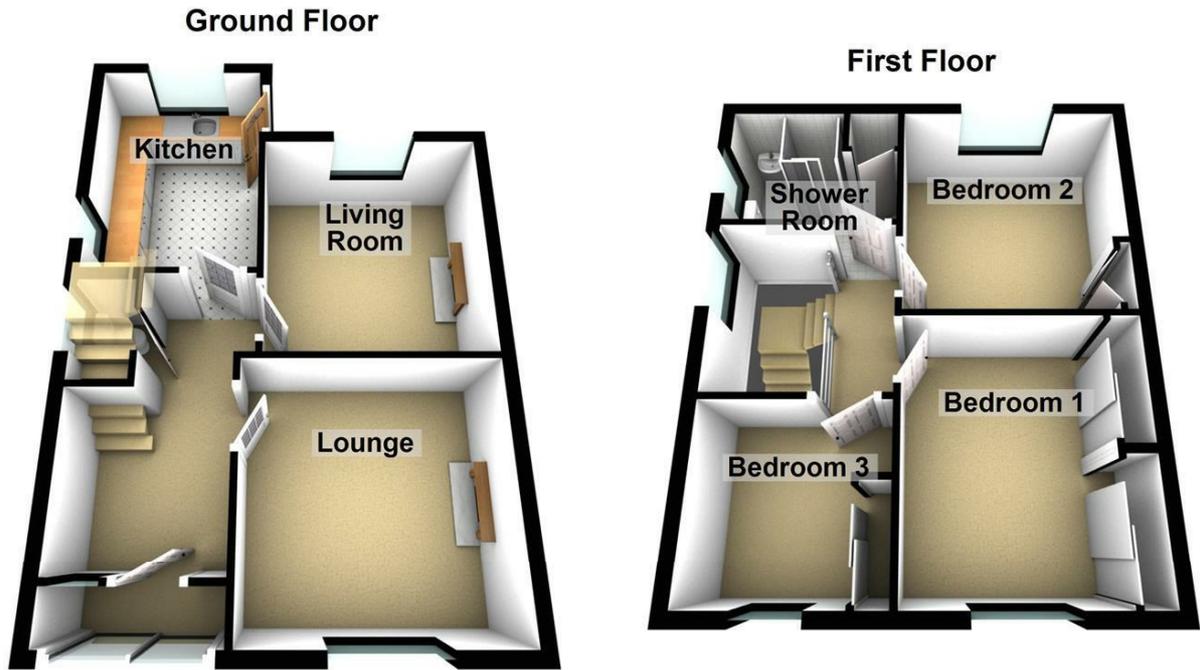
Outside Rear



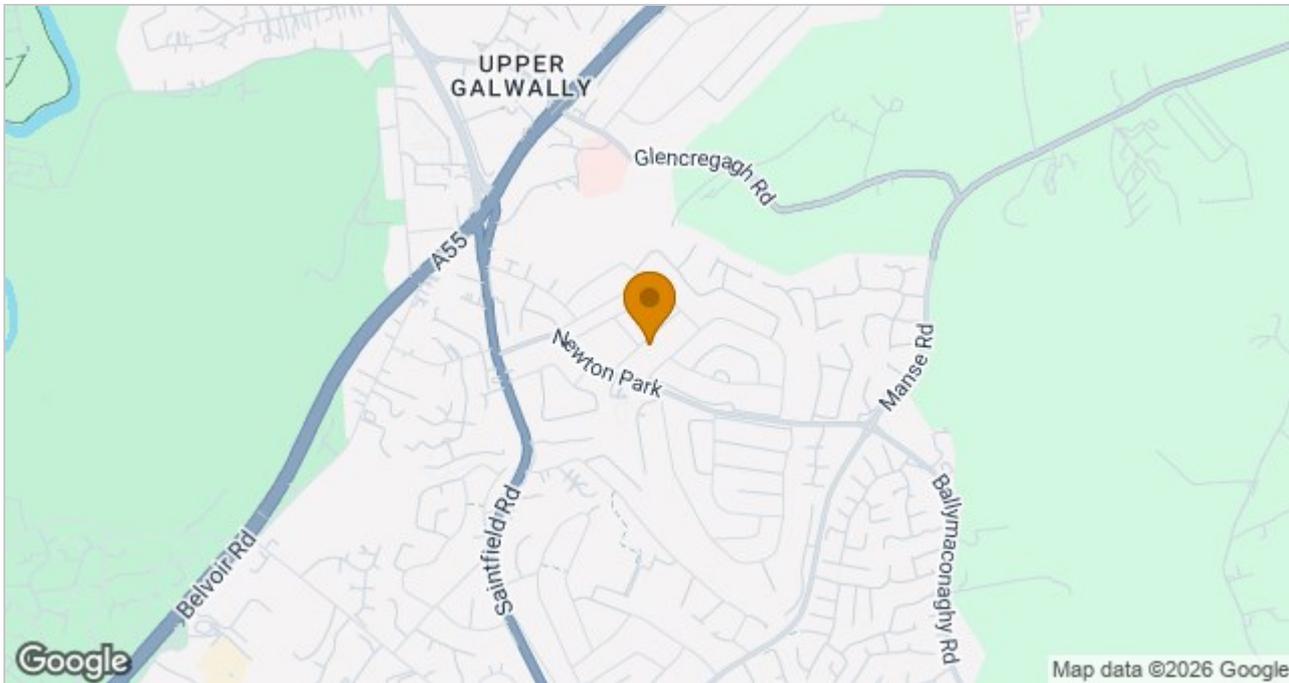
Patio area leading up to mature gardens laid in lawns.



Floor Plan



Area Map



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