



12 Glenholm Park, Newton Park, Belfast, BT8 6LP

Asking Price £259,950

Situated in the Four Winds, this superb semi detached home is within walking distance to all the shops and transport links on Newton Park, as well as the Cairnshill Park and Ride and Forestside Shopping Centre with its array of retail units and Cafes.

The property itself is immaculately presented and comprises, two reception rooms, fitted kitchen and downstairs toilet on the ground floor.

Upstairs there are three good sized bedrooms and a contemporary white bathroom suite.

Outside there is a driveway with ample parking leading to large detached garage and superb rear garden laid in lawns.

A fantastic home with little to do but add furniture.

- Semi Detached Home
- Two Reception Rooms
- Downstairs W/C
- Gas Heating/Double Glazed
- Large Detached Garage
- Three Bedrooms
- Fitted Kitchen
- White Bathroom Suite
- Driveway With Ample Parking
- Superb Rear Garden

Energy Efficiency Rating		Current	Potential
(92-100) A	Key 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		72	78

EU Directive 2002/91/EC

Entrance Hall



Pvc glass panelled to entrance porch. Terracotta tiled flooring. Pvc glass panelled front door with side panels to entrance hall.

Downstairs w.c



Sink unit. Low flush w.c.

Lounge 11'8 x 11'3 (3.56m x 3.43m)



Contemporary wall mounted electric fire. Laminate flooring.

Dining Room 11'9 x 9'4 (3.58m x 2.84m)



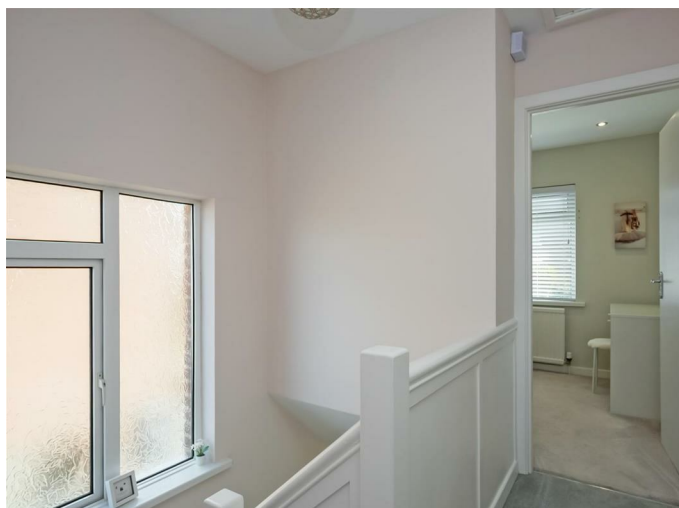
Laminate flooring.

Fitted Kitchen 12'7 x 7'7 (3.84m x 2.31m)



Full range of high and low level units, glazed cabinets, formica work surfaces, single drainer 1 1/4 bowl sink unit with mixer taps, integrated fridge freezer. Plumbed for washing machine. Part tiled walls. Breakfast bar.

First Floor



Bedroom One 11'2 x 10'7 (3.40m x 3.23m)



Wall to wall sliding robes.

Bedroom Two 12'5 x 10'7 (3.78m x 3.23m)



Lovely views of mountains at the distance.

Bedroom Three 7'9 x 7'9 (2.36m x 2.36m)



Built in robes.

White Bathroom Suite



Comprising panelled bath with chrome shower unit above, pedestal wash hand basin, low flush w.c Fully tiled walls. Tiled flooring. Hot-press housing gas boiler. Access to the roofspace.

Outside Front

Front garden laid in lawns, bordered by mature hedging. Driveway with ample parking leading to a detached garage.

Detached Garage 28'0 x 9'0 (8.53m x 2.74m)

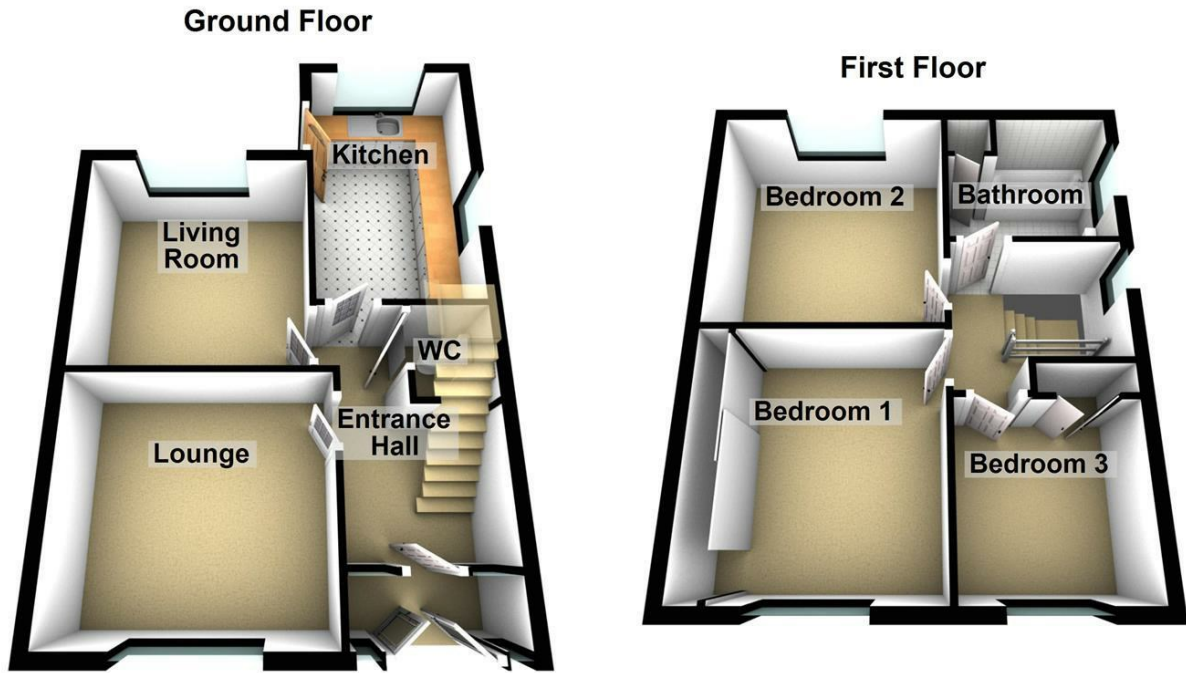
Roller door with light and power.

Outside Rear

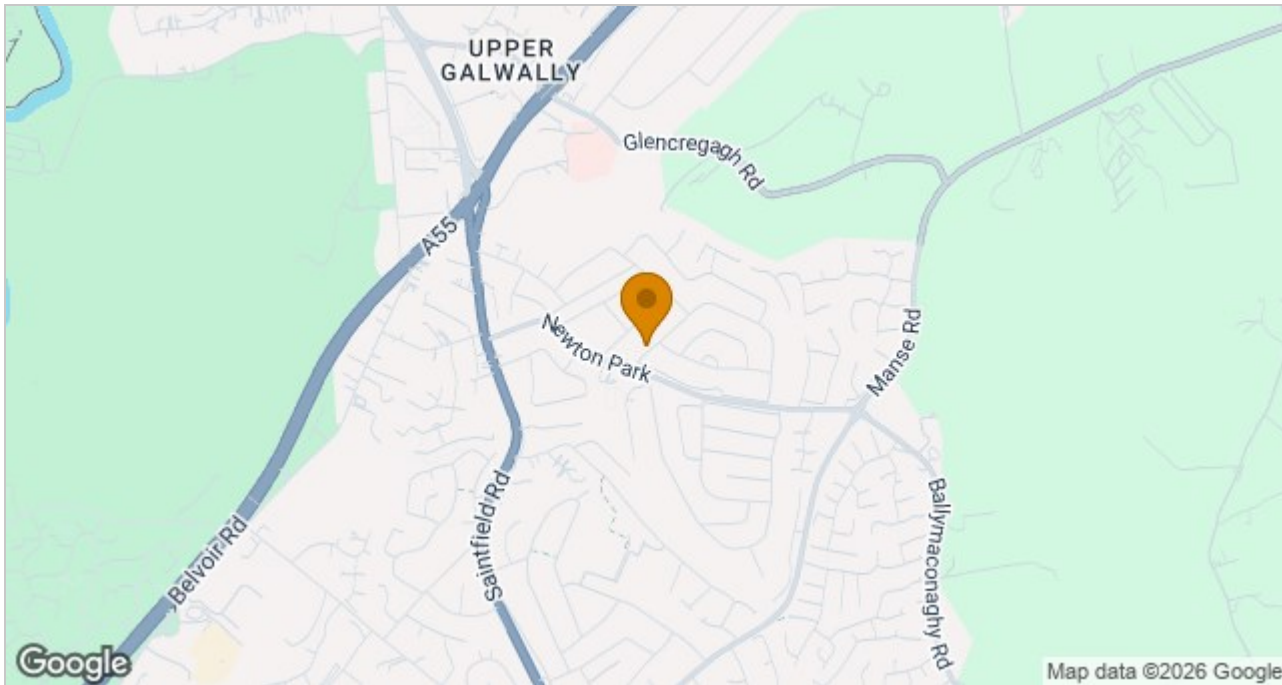


Enclosed rear garden laid in lawn, bordered by mature hedging.

Floor Plan



Area Map



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