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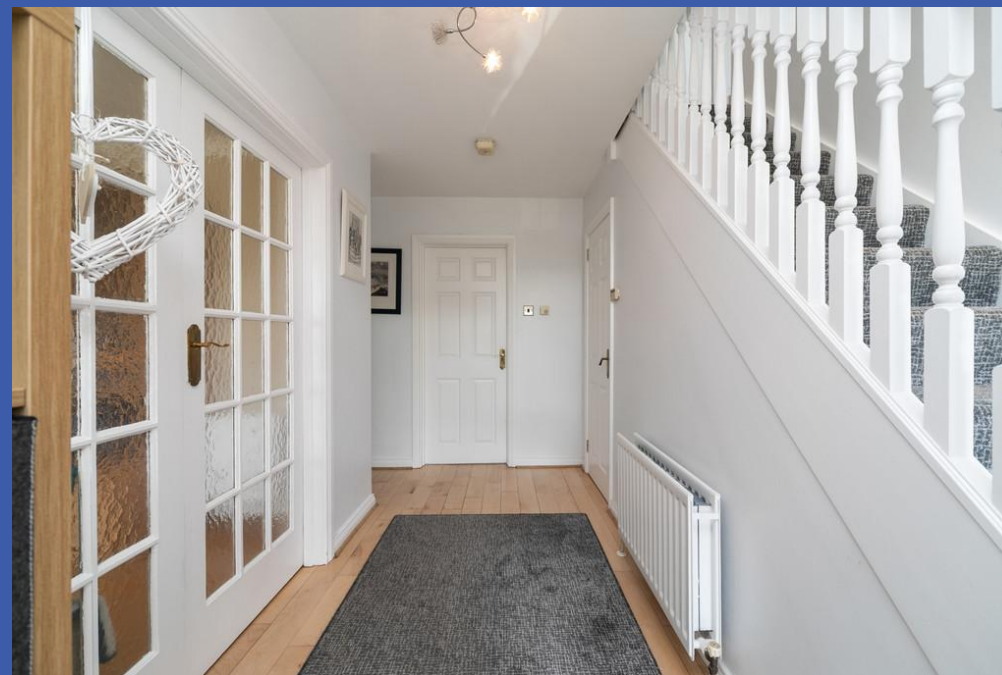
34 Garland Hill

Manse Road, Belfast
BT8 6YL

Offers Over £415,000

34 GARLAND HILL, BT8 6YL

- **Superb Detached Family Home in a Popular Modern Cul-de-sac Development**
- **Generous Lounge with Feature Fireplace**
- **Separate Living Room**
- **Kitchen with Dining Area**
- **4 Bedrooms, 1 with Ensuite Facilities**
- **Family Bathroom / Ground Floor Cloakroom with WC**
- **Gas Central Heating / Double Glazed Windows / Well Presented Throughout**
- **Integral Garage and Driveway Parking**
- **End of Cul-de-sac with Private Rear & Side Gardens**
- **Convenient to Amenities Including Shops, Public Transport and Leading Schools**



This attractive detached family home is ideally located within this highly sought after residential area just off the Manse Road

The property is extremely well serviced by amenities such as Forestside shopping centre, supermarkets, eateries and leisure facilities. Excellent arterial routes and public transport will suit those seeking an easy commute to Belfast city centre and beyond. There are excellent schools nearby: Cairnshill Primary, Lough View Integrated and Lagan College.

The accommodation comprises impressive entrance porch, two separate reception rooms, an excellent kitchen with dining area and a cloakroom with WC on the ground floor.

On the first floor the bright gallery landing leads to four well proportioned bedrooms, including one with ensuite shower room and a family bathroom. Further benefits include gas fired central heating and double glazing.

Externally the large, end of cul-de-sac site offers good sized surrounding gardens and sheltered patio sitting area along a driveway with space for multiple cars and an integral garage.

The property is situated in a cul-de-sac within Garland Hill and there are National Trust walks (Glencregagh Glen & Lisnabreeny) within a short distance of Garland Hill.

As properties in this development rarely come up for sale, early viewing is recommended to appreciate this beautiful family home.





PROPERTY COMPRISES

Mahogany effect uPVC double glazed front door with double glazed side windows to reception hall.

RECEPTION HALL Solid wood flooring.

CLOAKROOM White suite comprising low flush WC, pedestal wash hand basin, matching solid wood floor, extractor fan.

LOUNGE 18' 9" x 11' 7" (5.72m x 3.53m) Bay window, solid wood floor, feature cast iron fireplace with tiled hearth, cornice ceiling.

LIVING ROOM 13' x 9' 9" (3.96m x 2.97m) Solid wood floor.

KITCHEN OPEN PLAN TO DINING AREA Extensive range of high and low level units, work surfaces with splash back, 1.5 bowl single drainer stainless steel sink unit with Quooker mixer tap, four ring hob with splash back and extractor fan over, eye level Neff electric ovens, integrated fridge and freezer, integrated dishwasher, breakfast bar, mahogany effect uPVC double glazed doors to rear, service door to garage.

FIRST FLOOR LANDING Study area, low voltage spotlights, access to roof space, airing cupboard.

BEDROOM 15' 7" x 13' 1" (4.75m x 3.99m) Laminate wood effect floor, low voltage spotlights.





ENSUITE SHOWER ROOM White suite comprising low flush WC, pedestal wash hand basin with splash tiling, fully tiled shower cubicle, tiled floor, low voltage spotlights, extractor fan.

BEDROOM 11' 9" x 9' 9" (3.58m x 2.97m) Extensive range of built in robes, storage and display shelves, wood flooring.

BEDROOM 12' 1" x 10' (3.68m x 3.05m)

BEDROOM 11' 1" x 10' (3.38m x 3.05m) Laminate wood effect floor.

BATHROOM White suite comprising bath with mixer taps, low flush WC, vanity unit, fully tiled walls, fully tiled shower cubicle, chrome heated towel rail, tiled floor, low voltage spotlights.

OUTSIDE Quiet end of cul-de-sac location with front garden in lawns with planting, tarmac driveway parking for several cars leading to integral garage. Enclosed and private rear and side gardens in lawns with mature boundary planting and sheltered sitting area.

INTEGRAL GARAGE 17' 5" x 10' (5.31m x 3.05m) Up and over door, power and light.

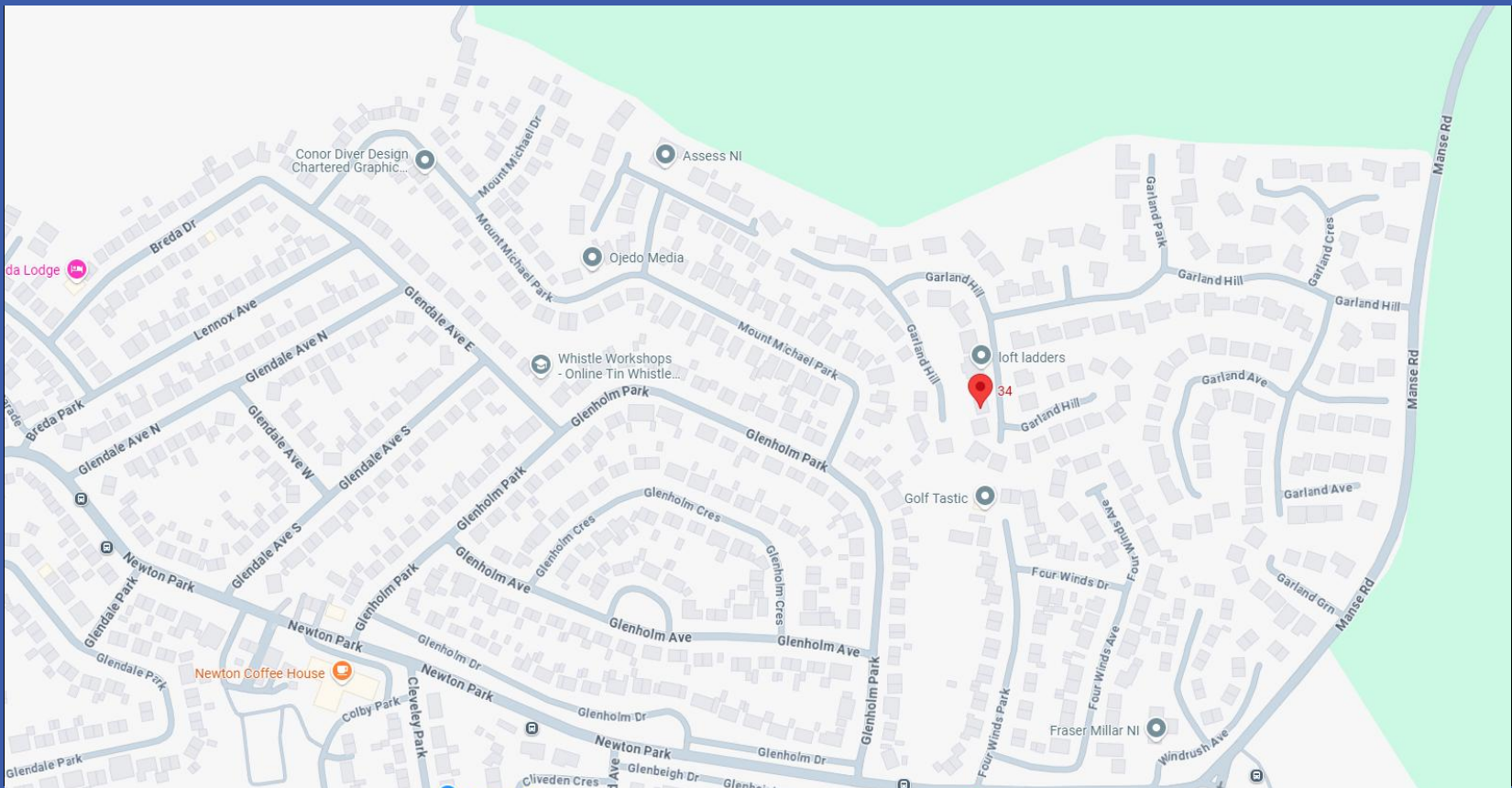




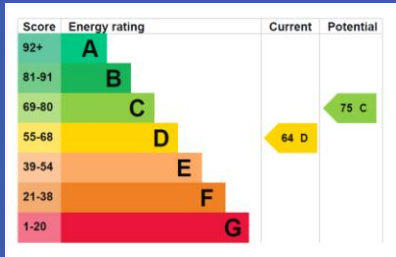








Directions:
Garland Hill is off Manse Road, Four Winds



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