

19 GLENMEEN CLOSE

Hannahstown BT17 0PA

- A superior well maintained and presented spacious end town house that enjoys a prominent elevated corner position with an open aspect to front and far reaching views over Hannahstown towards Colinglen.
- Three excellent bright well appointed comfortable bedrooms
- One generous living / family room
- Contemporary white high gloss finished fitted kitchen open to a casual dining area
- White bathroom suite.
- Upvc double glazed windows / oil fired central heating system.
- Garage / storage to rear.
- Good Fresh presentation throughout.
- Excellent first time buy.

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		59	70
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

Offers Around £164,950

19 Glenmeen Close

, Hannahstown, BT17 0PA



ENTRANCE PORCH

Feature Upvc entrance door to:

ENTRANCE HALL

Feature flooring, built-in cloaks.

LOUNGE

14.2 x 12.2 (4.27m.0.61m x 3.66m.0.61m)

Feature fireplace inset and hearth, feature flooring, open to;

LUXURY FITTED KITCHEN / DINING AREA

19 x 8.8 (5.79m x 2.44m.2.44m)

Range high and low level white high gloss effect units, feature work tops, 4 ring ceramic hob, under oven, overhead extractor

hood, down lighters, breakfast bar.

Open plan to a casual dining area. 9.5 x 8.5 (2.74m.1.52m x 2.44m.1.52m)

REAR PORCH

Upvc feature back door, plumbed for washing machine.

BEDROOM 1

12.3 x 11.3 (3.66m.0.91m x 3.35m.0.91m)

Wooden effect stripped flooring.

BEDROOM 2

12.8 x 12.1 (3.66m.2.44m x 3.66m.0.30m)

Wooden effect stripped flooring.

BEDROOM 3

9.5 x 8.5 (2.74m.1.52m x 2.44m.1.52m)

Wooden effect stripped flooring.

WHITE BATHROOM SUITE

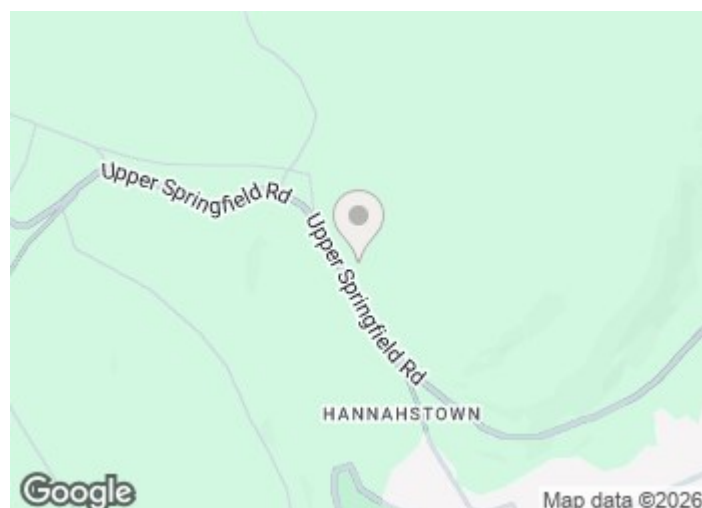
Feature white suite, paneled bath, wash hand basin, low flush w.c, ceramic tiled floor, tiling.

OUTSIDE

Enclosed to rear, housed oil fired boiler, pvc tank.

DETACHED GARAGE

Up and over door.



Directions



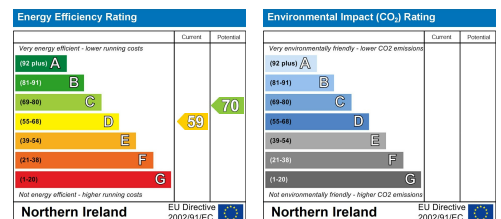
Floor Plan

19 Glenmeen Close, Hannahstown, BELFAST, BT17 0PA



Total Area: 87.8 m² ... 945 ft² (excluding garage)
 All measurements are approximate and for display purposes only

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