



# 11 GLENMACHAN GROVE

Belfast BT4 2RF

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*Offers Over*  
**£595,000**



HOUSE -  
DETACHED  
Add Text Here

| 4  | 2  | 3 

## KEY FEATURES

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## ROOM DETAILS

### ENTRANCE

Entrance Porch:

### GROUND FLOOR

Entrance Hall:

Ground Floor WC:

Cloakroom:

Spacious Kitchen /

Dining / Living Area:

21'0" x 20'0"

Utility Room:

10'2" x 6'9"

Large Lounge:

20'0" x 16'2"

Conservatory:

13'5" x 12'3"

Bedroom Five / Living

Room:

14'9" x 10'6"

Stairs to First Floor

Landing:

### FIRST FLOOR

Principal Bedroom:

15'9" x 14'11"

En Suite Shower Room:

Bedroom Two:

14'2" x 10'1"

Bedroom Three:

11'3" x 10'1" at widest points

Bedroom Four:

10'8" x 9'11"

Family Bathroom:

### OUTSIDE

Rear Patio:

Double Integral Garage:

24'8" x 21'0" at widest points

Driveway and Garden:



## DIRECTIONS

*Travelling along Old Holywood Road in the direction of Holywood, turn right onto Cairnburn Road then turn left onto Glenmachan Drive. Take the first left on to Glenmachan Grove and number 11 is located on the right hand side.*



## THE LOCAL AREA

*East Belfast is a dynamic part of the city, full of beautiful residential areas and a wide variety of amenities that make it a wonderful place to live. Bustling villages, beautiful parks, and fantastic local schools are just a few of the reasons why so many wish to call it home.*



| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  | 63                      | 72        |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| Northern Ireland                            |  | EU Directive 2002/91/EC |           |

## OUR BRANCHES

B' FAST (028) 9065 3333 H'WOOD (028) 9042 8888 BANGOR (028) 9131 3833 D'DEE (028) 9188 8881 COMBER (028) 9187 1212

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