JOHN**MINNIS**

15 GLENVIEW GARDENS

Belfast, BT5 7LY

Offers around **£210,000**

SEMI-DETACHED | 3 🛏 | 1 🛁 | 1 🛋

This fantastically presented semi-detached property enjoys a prime position within a quiet residential development just off the Ballygowan Road in Southeast Belfast.

KEY FEATURES

- Bright and Spacious Accommodation Throughout
- Open Plan Living Dining Room with Dual Aspect and Feature Electric Fireplace
- Modern Fitted Kitchen Leading to the Rear Garden
- Three Well Proportioned Bedrooms
- Luxurious Family Bathroom with White Suite and Separate Shower Cubicle
- Oil Fired Central Heating
- UPVC Double Glazing Throughout
- Fully Floored Roof Space, Excellent Storage
- Open Front Garden and Private Enclosed Rear Garden Ideal for Outdoor Entertaining and Children at Play
- Driveway with Ample Off Street Parking Leading to Integral Garage
- Broadband Speed – Ultrafast
- Early Viewing Highly Recommended
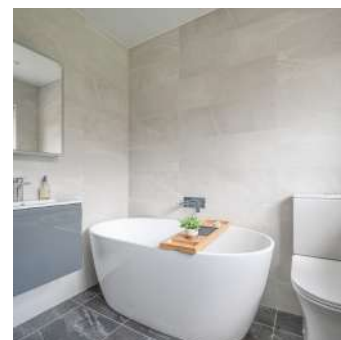
ROOM DETAILS

Ground Floor

- Reception Hall
- Kitchen
  12" x 8'2"
- Living/Dining Room
  24'7" x 12'

First Floor

- Landing
- Bedroom One
  13'5" x 9'8"
- Bedroom Two
  11'7" x 11'1"
- Bedroom Three
  8'2" x 7'4"
- Family Bathroom

Outside

- Tarmac Driveway
- Integral Garage
- Garden to Rear
- Concrete Patio Area
- Raised Lawn Area

DIRECTIONS

Travelling along the Ballygowan Road in the direction of Belfast City Centre, turn right on to Glen Road. Take the first right on to Glenview Avenue, then the second left on to Glenview Gardens. Number 15 is located on the left 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

Very energy efficient – lower running costs		CURRENT	POTENTIAL
92+	A		
81-91	B		
69-80	C		
55-68	D		66
39-54	E	42	
21-38	F		
1-20	G		
NOT energy efficient – higher running costs			

Scan QR Code - for floor plans and to arrange a viewing.