



81 Carrs Glen Park , Belfast, BT14 8HF

Offers Over £139,950

Fantastic Opportunity To Purchase A Red Brick Semi Detached Villa Holding A Prime Position With Far Reaching Views In This Ever Popular Location.

Offering unlimited potential this spacious red brick semi detached villa has benefits from basement areas to the rear. The interior comprises 3 bedrooms, 2 reception rooms, fitted kitchen comprising built-in double oven and hob and bathroom in white suite. The dwelling further offers hardwood single glazed windows, gas central heating and roofing improvements made. Basement areas to the rear plus covered area to the side and mature gardens with driveway make this the perfect home for those willing to put the effort into updating a property which very quickly would reward the purchaser creating a luxury family home.

Immediate Viewing Strongly Recommended.

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

81 Carrs Glen Park , Belfast, BT14 8HF



- Red Brick Semi Detached Villa
- Fitted Kitchen
- Oil Fired Central Heating
- 3 Bedrooms
- Classic White Bathroom Suite
- Basement With Rear Access
- 2 Reception Rooms
- Hardwood Single Glazed Windows
- Most Convenient Location

Entrance Hall

Upvc double glazed entrance door, washing machine, tumble dryer double panelled radiator, panelled walls.

fridge/freezer space, plumbed for space, partly tiled walls, ceramic tiled floor, recessed lighting, uPvc double glazed door to rear.

Lounge Into Bay

12'6" x 10'3" (3.82 x 3.13)
Double panelled radiator.

Furnished Cloakroom
Low flush wc, extractor fan.

Living Room

12'8" x 10'6" (3.88 x 3.21)
Double panelled radiator, picture rail.

First Floor
Landing, access to roofspace.

Kitchen

16'9" x 6'9" (5.13 x 2.06)
Single drainer stainless steel sink unit, extensive range of high and low level units, formica worktops, built-in under oven, ceramic hob,

Bathroom
Classic white bathroom suite comprising shower cubicle, pedestal wash hand basin, low flush wc, panelled radiator, built-in storage, hot-press.

Bedroom

10'4" x 11'3" (3.15 x 3.45)
Panelled radiator, picture rail, panoramic views of Belfast.

Bedroom

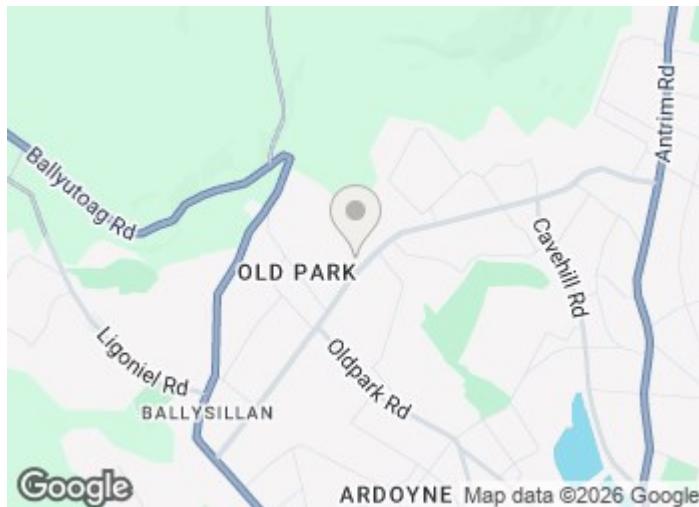
12'3" x 10'11" (3.74 x 3.34)
Into bay, classic fireplace, double panelled radiator.

Bedroom

7'0" x 6'6" (2.14 x 1.99)
Panelled radiator, picture rail, wall mounted gas boiler.

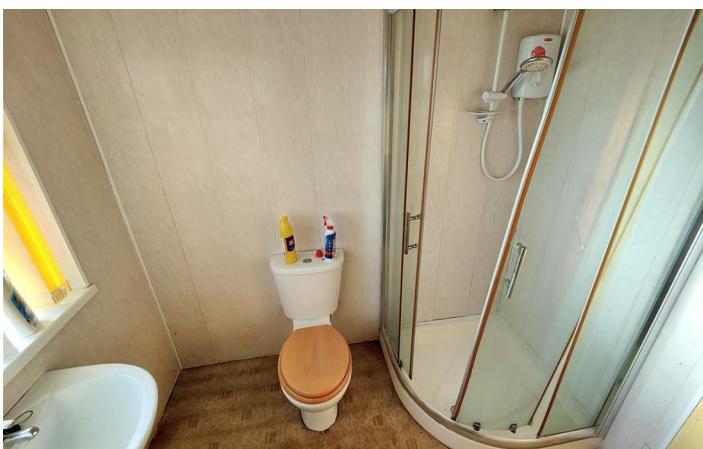
Outside

Front garden in mature lawn and hedging offering off street carparking. Hard landscaped rear with mature lawn and hedging. Basement to rear.



Directions





Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
Northern Ireland		EU Directive 2002/91/EC	

ULSTER PROPERTY SALES.CO.UK

ANDERSONSTOWN	BANGOR	DOWNPATRICK	MALONE
028 9060 5200	028 9127 1185	028 4461 4101	028 9066 1929
BALLYHACKAMORE	CARRICKFERGUS	FORESTSIDE	NEWTOWNARDS
028 9047 1515	028 9336 5986	028 9064 1264	028 9181 1444
BALLYNAHINCH	CAVEHILL	GLENGORMLEY	RENTAL DIVISION
028 9756 1155	028 9072 9270	028 9083 3295	028 9070 1000

 The Property
Ombudsman
SALES

 OFT
Approved code

John McLaren trading under licence as Ulster Property Sales (Cavehill)
©Ulster Property Sales is a Registered Trademark