

## 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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
- 3 Bedrooms
- 2 Reception Rooms
- Fitted Kitchen
- Classic White Bathroom Suite
- Hardwood Single Glazed Windows
- Oil Fired Central Heating
- Basement With Rear Access
- Most Convenient Location

## Entrance Hall

Upvc double glazed entrance door, double panelled radiator, panelled walls.

## Lounge Into Bay

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

## Living Room

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

## 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,

fridge/freezer space, plumed for washing machine, tumble dryer space, partly tiled walls, ceramic tiled floor, recessed lighting, uPvc double glazed door to rear.

## Furnished Cloakroom

Low flush wc, extractor fan.

## First Floor

Landing, access to roofspace.

## 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

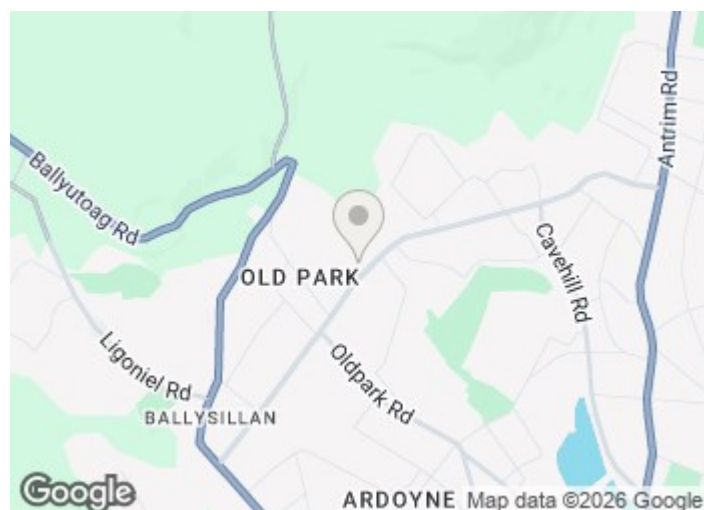
12'3" x 10'11" (3.74 x 3.34)  
Into bay, classic fireplace, double panelled radiator.

## 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.

