



74 Carrs Glen Park , Belfast, BT14 8HF

Offers Over £129,950

Imposing Red Brick Semi Detached Villa Holding A Prime Elevated Position With Far Reaching Views.

Offering superb potential this red brick semi detached villa offers spacious accommodation comprising 3 bedrooms, through lounge into bay, sun room, fitted kitchen and classic bathroom in white suite. The dwelling further offers uPvc windows, gas fired central heating, pvc fascia and eaves and replacement rain water goods. Hard landscaped gardens with ample car parking and a detached garage combines with a most convenient location with leading schools public transport and excellent local shopping all within walking distance to make this the perfect home for the DIY enthusiast or those seeking a project - Immediate inspection is highly recommended.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	63	75
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

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- Red Brick Semi Detached Villa
- Modern Fitted Kitchen
- Pvc Fascia & Eaves
- Hard Landscaped Gardens
- 3 Bedrooms Through Lounge
- Classic White Bathroom Suite
- Gas Central Heating
- Extended Sun Room
- Upvc Double Glazed Windows
- Detached Garage

Entrance Hall

Upvc double glazed entrance door, 3/4 panelled walls, wood laminate floor, panelled radiator, understairs storage, concealed gas boiler.

Through Lounge into Bay

16'8" x 10'0" (5.09 x 3.07)

Cast iron fire place panelled radiator, wood laminate floor, double panelled radiator double doors to:

Dining Area

Sun Room

9'9" x 6'5" (2.98 x 1.98)

Ceramic tiled floor, double panelled radiator, pvc double glazed sliding doors to rear.

Kitchen

16'2" x 6'3" (4.94 x 1.93)

Single drainer stainless steel sink unit,

range of high and low level units, formica worktops, free standing cooker, integrated extractor fan, fridge/freezer space, plumbed for washing machine, partly tiled walls, ceramic tiled floor, panelled radiator.

First Floor

Landing, picture rail.

Bathroom

Fully tiled classic white suite comprising panelled bath, shower screen, electric telephone hand shower, low flush wc, pedestal wash hand basin, fully tiled walls, ceramic tiled floor, panelled radiator.

Bedroom

11'1" x 10'5" (3.38 x 3.18)

Wood laminate floor, panelled radiator, access to roof space.

Bedroom into Bay

12'5" x 10'10" (3.80 x 3.31)

Twin built-in cupboards, wood laminate floor, picture rail, panelled radiator.

Bedroom

7'2" x 6'2" (2.20 x 1.89)

Wood laminate floor, panelled radiator.

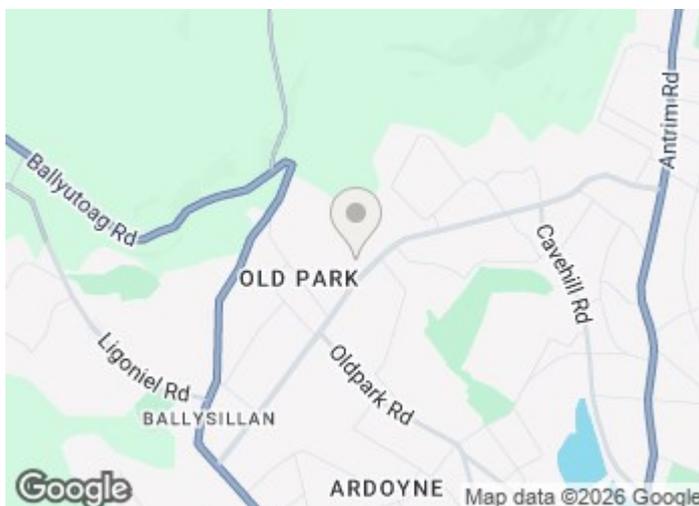
Detached Garage

15'6" x 8'5" (4.74 x 2.59)

Garage door. Driveway ample carparking.

Outside

Hard landscaped gardens front in tarmac and rear, privacy fencing floor bed timber decking (damaged) mature trees / hedging, outside light and tap

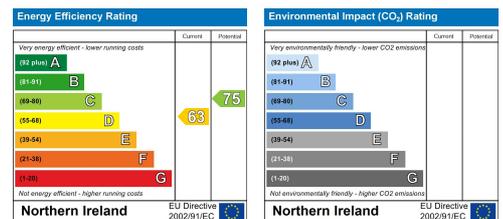


Directions



Floor Plan

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