



12 Glenside Parade , Belfast, BT14 8AH

Offers Over £109,950

Superb Extended Period Town Terrace Holding A Prime Position Within This Ever Popular And Sought After Location.

A superb opportunity to purchase an extended and beautifully presented and maintained period town terrace. The well presented interior comprises 3 bedrooms, lounge, modern fitted kitchen and extended bathroom in white suite. The dwelling further offers uPvc double glazed windows and exterior doors, gas central heating, low outgoings and has benefited from a modernisation programme in past years to include wiring and new gas boiler in 2024. Conveniently positioned to the many excellent local amenities this home is perfectly situated to the first time buyer or investor alike - Early viewing is 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		61	68
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

12 Glenside Parade

, Belfast, BT14 8AH



- Extended Period Town Terrace
- Modern Fitted Kitchen
- Upvc Double Glazed Windows
- Fantastic First Time Buy
- 3 Bedrooms
- Extended White Bathroom Suite
- Extensively Refurbished
- Lounge
- Gas Fired Central Heating
- Most Convenient Location

Entrance Hall

Upvc double glazed entrance door, wood laminate floor.

Lounge

13'11" x 10'2" (4.26 x 3.12)

Classic fireplace with tiled inset, wood laminate floor, double panelled radiator.

Kitchen

13'4" x 6'0" (4.07 x 1.85)

Single drainer stainless steel sink unit, range of high and low level units, formica worktops, cooker space, integrated extractor fan, extractor fan,

plumbed for washing machine, fridge/freezer space, recessed lighting, uPvc double glazed rear door.

Bathroom

Modern white suite comprising panelled bath, shower screen, thermostatically controlled telephone hand set shower unit, partly pvc panelled walls, pedestal wash hand basin, low flush wc, built-in cupboard, concealed gas boiler, double panelled radiator.

First Floor

Landing, access to roof space.

Bedroom

10'7" x 9'4" (3.24 x 2.85)

Built-in storage, panelled radiator.

Bedroom

6'6" x 6'3" (1.99 x 1.91)

Panelled radiator.

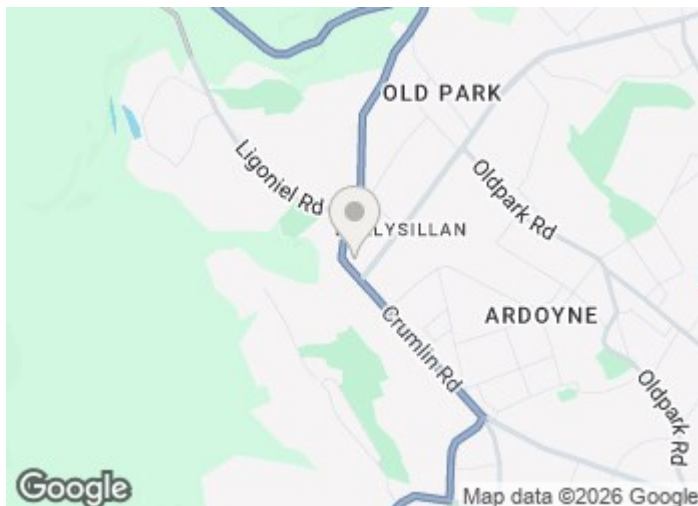
Bedroom

10'5" x 9'7" (3.20 x 2.94)

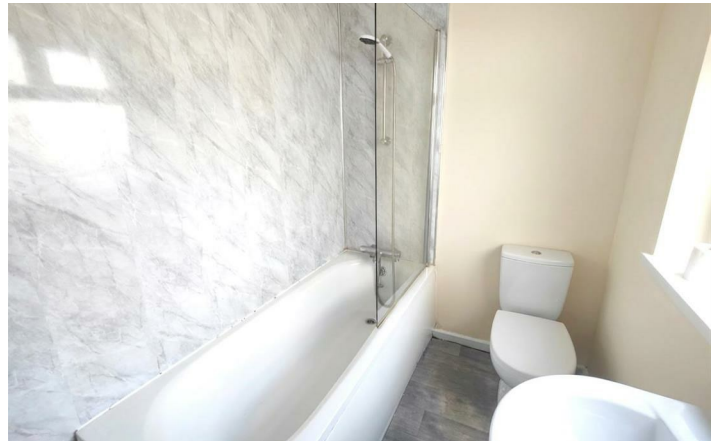
Double panelled radiator.

Outside

Hard landscaped gardens to front in enclosed forecourt and rear in concrete pavers, raised flower bed, outside light.

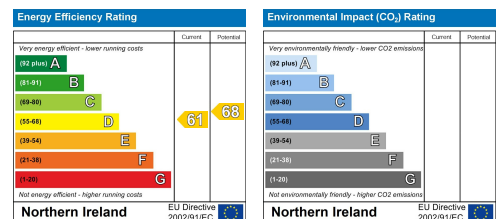


Directions



Floor Plan

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