



Well presented semi-detached home on good sized corner site. It is in a quiet residential area of South Belfast, only a few minutes drive from Forestside Shopping Complex and into the City Centre.

The accommodation is bright and spacious and ideal for a range of buyers. The property comprises; entrance hall with cloakroom/wc, lounge, dining room and modern fitted kitchen with range of integrated appliances. There are three well proportioned bedrooms and a modern bathroom.

The property benefits from gas heating, double glazed windows, delightful landscaped rear gardens with lawns and large timber patio area with built in seating. There is gated driveway parking for several cars.

This excellent home is ideal for first time buyers, young families and those making a 'right size' move. Early viewing is encouraged.

Offers Over
£249,950

1 Glendale Avenue West,
Four Winds,
Belfast,
BT8 6LE

Viewing by
appointment
through agent
028 9066 3030

- Well Presented Semi Detached Property in Prime Residential Location
- Entrance Hall with Cloakroom/wc
- Lounge with Wood Burning Stove
- Separate Dining Room
- Modern Fitted Kitchen with Range of Integrated Appliances
- Three Well Proportioned Bedrooms
- Modern Bathroom
- Gas heating / uPVC Double Glazed Windows
- Tarmac Driveway Parking for Several Cars
- Landscaped Front Garden Laid in Lawn & Planting Beds with Shrubs, Surrounded by Mature Hedging
- Fully Enclosed South West Facing Rear Garden with Lawn & Large Timber Decking
- Convenient Location with Good Access to the City Centre, Many Local Amenities & Highly Regarded Schools



The Property Comprises:

Ground Floor

Composite front door to . . .

ENTRANCE HALL:

CLOAKROOM/WC: Low flush wc, understairs cloaks.



LOUNGE: 11' 3" x 11' 2" (3.43m x 3.4m) Wood burning stove, slate hearth, wood effect mantle.



DINING ROOM: 11' 0" x 10' 11" (3.35m x 3.33m) Laminate wood effect floor.



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www.templetonrobinson.com

MODERN FITTED KITCHEN: Range of high gloss high and low level units, work surfaces, single drainer stainless steel sink unit, integrated fridge freezer, integrated oven and hob, integrated dishwasher, integrated washing machine, part tiled walls, ceramic tiled floor, low voltage spotlights, uPVC door to rear.



First Floor

LANDING: Access to floored roofspace with gas fired boiler.



BEDROOM (1): 11' 4" x 10' 7" (3.45m x 3.23m) Built-in wardrobe.



BEDROOM (2): 11' 2" x 10' 11" (3.4m x 3.33m)



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BEDROOM (3): 7' 11" x 7' 8" (2.41m x 2.34m)



BATHROOM: White suite comprising corner panelled bath with uPVC sheeting, vanity unit with wash hand basin, uPVC sheeted shower, ceramic tiled floor, low voltage spotlights.



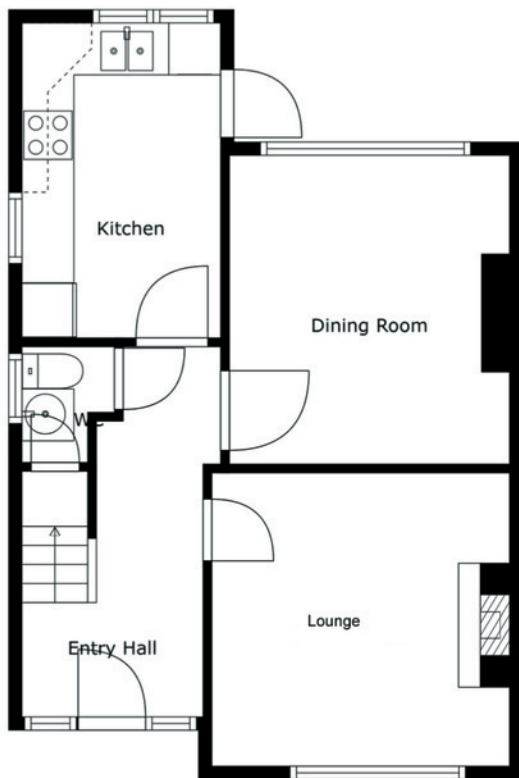
Outside

Enclosed, southwest facing rear garden with lawn and large timber decking to include built in seating and planters. Landscaped front garden with lawn, mature hedges and bedding shrubs. Generous parking. Boiler house wired for tumble dryer.

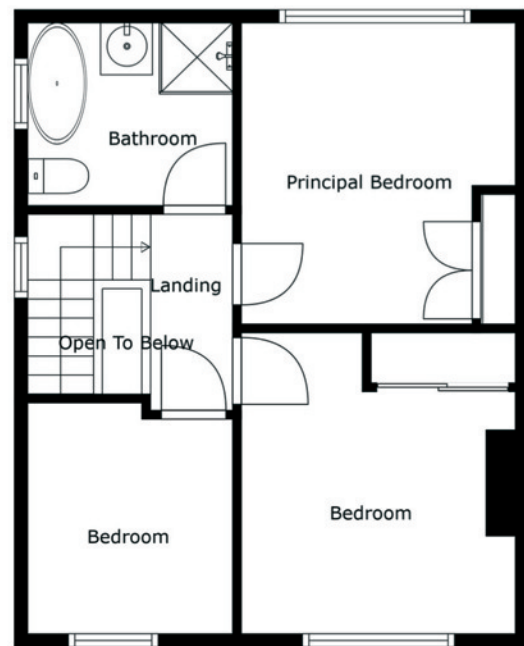


Location:

Newton Park from Saintfield Road take second on left hand side into Glendale Avenue then first right into Glendale Avenue West.



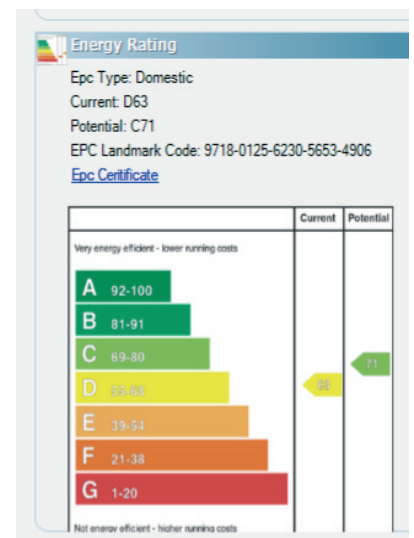
Floor 1



Floor 2

Sizes And Dimensions Are Approximate. Actual May Vary.

Lisburn Road - 028 90 66 3030
 Ballyhackamore - 028 90 65 0000
 Lisburn - 028 92 66 1700
 North Down - 028 90 42 4747
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