



ULSTER PROPERTY SALES

UPS

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**14 GLENVIEW GARDENS,
BELFAST, BT5 7LY**

OFFERS AROUND £185,000



A deceptively spacious semi detached property in a much sought after residential area just off the Lower Braniel Road, and offering great family accommodation including gardens with detached garage.

The accommodation includes entrance hall with solid wood flooring, lounge with bay window and separate dining room, both with solid wood flooring. Furthermore, the dining room opens to a fitted kitchen with space for appliances and partly tiled walls. The first floor offers three well proportioned bedrooms, including two with built in robes. Modern bathroom comprising of white suite with electric shower over bath, partly tiled walls and recessed spot lighting.

The property further benefits from a permanent staircase to a floored and sheeted roof space with Velux window and electric points. The outside includes a good size front garden with lawn, and tarmac driveway leading to detached garage. Enclosed rear garden with artificial lawn and garden shed. A great home for a family, priced to allow for some improvements, located close to schools, shops and bus routes into Belfast City Centre.



Key Features

- Deceptively Spacious Semi Detached Property In A Popular Residential Area
- Good Sized Lounge With Bay Window And Solid Wood Panelled Floor
- Kitchen With Space For Appliances And Partly Tiled Walls
- White Bathroom Suite With Electric Shower Over Bath And Recessed Spotlighting
- Gas Fired Central Heating And PVC Double Glazing
- Good Size Front Garden With Driveway
- Detached Garage And Garden To Rear With Artificial Grass
- Ideal Purchase For Families And Priced To Allow For Some Improvements



Accommodation Comprises

Entrance Hall

Solid wood panelled floor, cloak space under stairs.

Lounge

12'3 x 11'11

(into bay) Mock fireplace, solid wood panelled floor.

Dining Room

11'1 x 10'9

Solid wood panelled floor, open to:-

Kitchen

11'0 x 8'0

Range of high and low level units, formica work surfaces with inset stainless steel sink unit with mixer tap, space for cooker, extractor hood, plumbed for washing machine, space for under counter fridge, part tiled walls.

First Floor

Landing

Bedroom 1

12'3 x 11'1

(into bay)

Bedroom 2

11'1 x 10'9

Range of built in robes with sliding doors.

Bedroom 3

8'4 x 7'6

Built in robe.

Bathroom

Modern white suite comprising panelled bath with electric shower and tiled splashback, pedestal wash hand basin with mixer tap, low flush WC, part tiled walls, recessed spotlighting, extractor fan, linen cupboard with gas fired boiler.

Permanent Staircase To Roofspace

Floored and sheeted, Velux window, electric.

Outside

Front garden with lawn, flowerbed, tarmac driveway to side, enclosed rear garden with lawn, garden shed.

Detached Garage

17'2 x 10'8

Light and power, plumbed for washing machine, up and over door.

As part of our legal obligations under The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, we are required to verify the identity of both the vendor and purchaser in every property transaction.

To meet these requirements, all estate agents must carry out Customer Due Diligence checks on every party involved in the sale or purchase of a property in the UK.

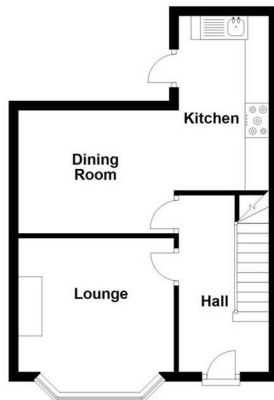
We outsource these checks to a trusted third-party provider. A charge of £20 + VAT per person will apply to cover this service.

You can find more information about the legislation at www.legislation.gov.uk

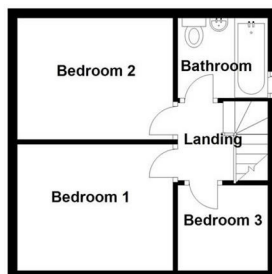




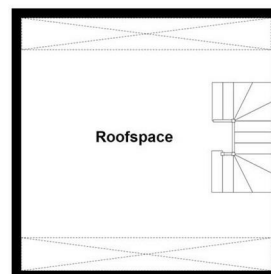
Ground Floor



First Floor



Second Floor



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using PlanUp

14 Glenview Gardens, Belfast

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		58	68
EU Directive 2002/91/EC			

Questions you may have. **Which mortgage would suit me best?**

How much deposit will I need? What are my monthly repayments going to be?

To answer these and other mortgage related questions contact our mortgage advisor on 028 9047 1515.

Your home may be repossessed if you do not keep up repayments on your mortgage.

We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment.

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

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