TEMPLETON ROBINSON

Tucked away in a quiet yet convenient cul-de-sac on the edge of East Belfast, this bright, semi-detached home is likely to appeal to first time buyers and families seeking a well-appointed home.

The open-plan ground floor incorporates a living area with feature fireplace and dining area with French doors opening out to a landscaped rear garden. Walking distance to Tesco, excellent local amenities in Belmont, Ballyhackamore, Holywood Exchange and Holywood itself are all within easy reach.

Internal inspection is highly recommended at your earliest convenience to avoid disappointment.

Offers Over £149,950

37 Glendhu Manor,
Garnerville Road,
Belfast,
BT4 2RJ

Viewing by
appointment with
& through agent
028 9065 0000

- Semi-Detached House in Popular Residential Area
- Three Good Sized First Floor Bedrooms
- Open-Plan Living / Dining Room
- Separate Kitchen with Plentiful Storage and Workspace
- Bathroom with White Suite and Freestanding Bathtub
- Integral Garage with Potential to Convert
- Oil Fired Central Heating / Double Glazing
- Off-Street Driveway Parking for Multiple Cars
- Enclosed Garden to Rear with Paved Patio Area
- Close to a Range of Popular Amenities
- Local Primary and Secondary Schools
- Convenient Transport Links for all Directions
- No Onward Chain / Investment Potential

The Property Comprises:

Ground Floor

Glazed hardwood front door. Outside light. To:

ENTRANCE PORCH: Ceramic tiled floor. Inner door with fan light to:

LIVING/DINING ROOM: 21' 4" x 11' 3" (6.5m x 3.42m) Feature fireplace with carved wooden surround, tiled hearth and inset with open fire. Glazed wooden French doors to rear. Dining area with laminate wooden floor, access to:

INTEGRAL GARAGE: 16' 9" x 10' 2" (5.11m x 3.09m) Up and over door, light and power. Warmflow oil fired boiler.

KITCHEN: 10' 2" x 8' 9" (3.09m x 2.66m) Range of high and low level units with laminate work surfaces. Single bowl stainless steel sink unit with chrome mixer tap. Integrated electric under bench oven, four ring gas hob, stainless steel extractor hood over. Plumbed for washing machine, space for underbench fridge/freezer. Part tiled walls, ceramic tiled floor. Glazed hardwood door to rear.

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First Floor

LANDING: Access to insulated roofspace with light.

BEDROOM (1): 12' 2" x 11' 6" (3.7m x 3.5m)

BEDROOM (2): 12' 7" x 9' 11" (3.84m x 3.02m)

BEDROOM (3): 11' 6" x 8' 10" (3.51m x 2.7m)

BATHROOM: 9' 11" x 9' 3" (3.02m x 2.81m) White suite comprising low flush wc, pedestal wash hand basin, fully tiled shower cubicle with thermostatic shower unit. Free-standing roll top bath with chrome mixer tap and telephone hand shower. Part tiled walls, ceramic tiled floor, extractor fan. Shelved hotpress with copper cylinder and Willis type immersion heater.

Outside

Front garden laid in lawns with pebbled driveway offering off-street parking for two cars. Various trees, plants and shrubs. Side access with uPVC oil tank and bin storage area. Private rear garden laid in lawns with paved patio area, border fencing and hedging.

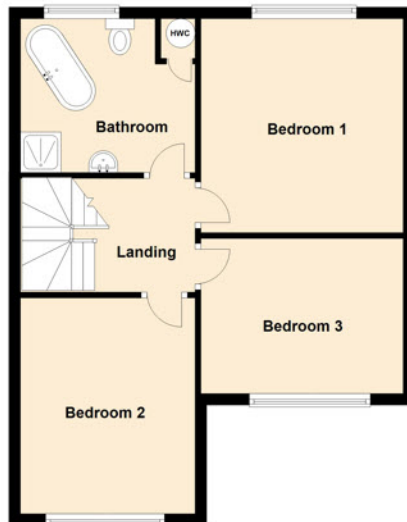Telephone 028 9065 0000

www.templetonrobinson.com

Location:

Coming out of Belfast heading countrybound on the Holywood Road, turn right after Parkway traffic lights into Garnerville Road. Glendhu is around the corner on the left hand side.

Ground Floor

Kitchen

Living/Dining Room

Garage

Entrance Hall

First Floor

HWC

Bathroom

Bedroom 1

Landing

Bedroom 3

Bedroom 2

This plan is for illustrative purposes only.
Plan produced using PlanUp.

37 Glendhu Manor, Belfast

Energy Rating

Epc Type: Domestic
Current: E51
Potential: D60
EPC Landmark Code: 9739-7068-0297-6360-3914
Epc Ceritficate

	Current	Potential
Very energy efficient - lower running costs		
A 92-100		
B 81-91		
C 69-80		
D 55-68		60
E 39-54	51	
F 21-38		
G 1-20		
Not energy efficient - higher running costs		

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

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The Property Ombudsman