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78 Glencairn Crescent, Belfast, BT13 3LX

- Extended Semi Detached Home
- Generous Sized Lounge
- Modern Fitted Kitchen
- First Floor Furnished Cloakroom
- Gardens Front and Rear
- Two Well Proportioned Bedrooms
- Kitchen With Informal Dining Area
- Deluxe Fully Tiled Shower Room
- Gas Heating; PVC Double Glazing
- Immaculate Throughout

Offers Around £114,950

EPC Rating C





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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

PVC double glazed front door. Tiled floor. Stairwell to first floor. Glass panelled door leading to:

LOUNGE 22'6" x 10'6" (wps)

Tiled recess for focal point stove. Access to under stairs store. Wood laminate floor covering. Glass panelled French doors leading to kitchen.

DELUXE FULLY TILED SHOWER ROOM

Contemporary, white, three piece suite comprising oversized shower enclosure, vanity unit and WC. Thermostat controlled mains shower with drench shower head. Chrome towel radiator. Illuminated mirror.







KITCHEN WITH INFORMAL DINING AREA 12'10" x 8'5"

Modern fitted, high gloss kitchen with range of high and low level storage units, with contrasting stone effect melamine work surface. Stainless steel 1.5 bowl sink unit with draining bay. Integrated, ceramic hob with tiled splash back and stainless steel extractor hood over. Integrated oven. Space for fridge freezer. Plumbed and space for washing machine. Space for tumble dryer. Gas fired central heating boiler (housed within matching unit). Splash back tiling to walls. Tiled floor. PVC double glazed door to rear garden.

FIRST FLOOR

LANDING

Access to store and hot press.

BEDROOM 1 12'0" x 8'11" (wps)

Built in double wardrobe. Wood laminate floor covering.

BEDROOM 2 13'6" x 8'6" (wps)

FURNISHED CLOAKROOM

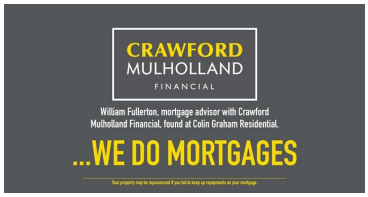
White, two piece suite comprising wash hand basin and WC. Half tiling to walls.

EXTERNAL

Enclosed, low maintenance, front garden.
PVC soffits, fascia and rainwater goods.
Enclosed, rear garden finished in lawn and paved patio area.
Open aspect to rear.
Outside tap.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

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.

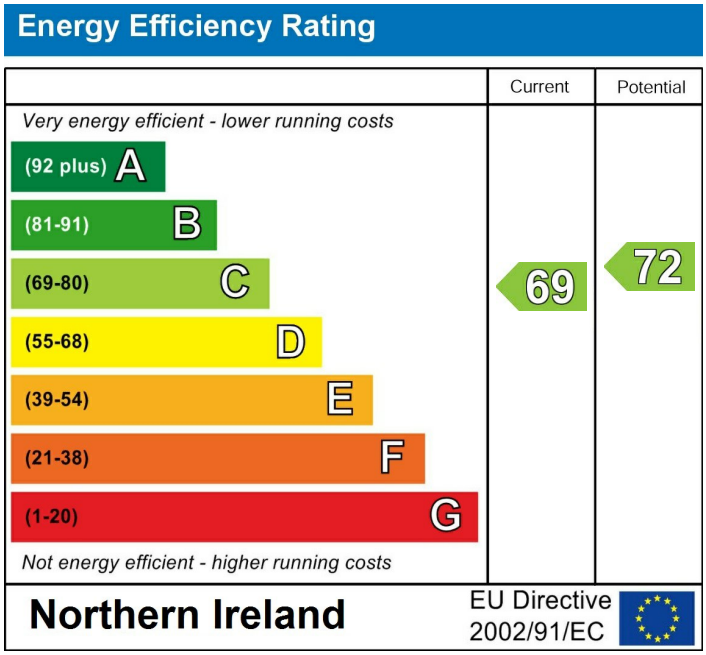






Immaculately presented, extended, semi detached home, conveniently located off the Ballygomartin Road, North Belfast. Accommodation comprises entrance hall, generous sized lounge, with focal point fireplace, deluxe fully tiled shower room with contemporary, white, three piece suite, and modern fitted kitchen with informal dining area. Originally a three bedroom layout, the first floor of the property has been modified to provide two larger bedrooms and a furnished cloakroom with WC. Externally, the property enjoys gardens front and rear, with woodland aspect to rear. Other attributes include gas heating and PVC double glazing. Ideal first time buy / buy to let investment alike. Early viewing highly recommended to avoid disappointment.





Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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