COLIN GRAHAM RESIDENTIAL

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42 Glantane Drive, Belfast, BT15 3FE

- Mid Town House
- Lounge; Open Arch To Family Room
- Deluxe Bathroom With White Suite
- Attached Utility Store To Rear
- Convenient Location; Immaculately Presented
- Three Well Proportioned Bedrooms
- Kitchen Through Dining Room
- Gas Heating; PVC Double Glazing
- Low Maintenance Gardens Front And Rear
- Ideal First Time Buy

Offers Over £159,950

EPC Rating D





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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE PORCH

PVC double glazed front door with matching double glazed arched fan light over. Tiled floor. Access to under stairs storage. Glazed panelled door with matching side screen and fan light over leading into:

ENTRANCE HALL

Wood laminate floor covering. Stairwell leading to first floor.

LOUNGE bay

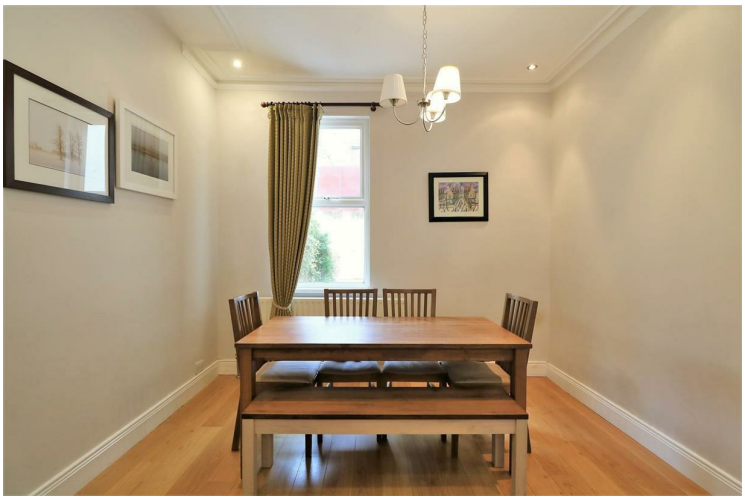
Bow bay window to front elevation. Open fire in sandstone fireplace with matching hearth. Wood laminate floor covering. Open arch leading into:

FAMILY ROOM 10'10" x 9'8"

Wood laminate floor covering. Recessed spotlights.







KITCHEN THROUGH DINING ROOM 22'1" x 9'8"

Modern fitted kitchen with range of high and low level storage units and contrasting granite effect melamine work surface. Rangemaster ceramic sink with matching draining bay. Space for range oven with extractor canopy over. Space for fridge freezer. Plumbed for automatic washing machine. Matching upstands and breakfast bar. Splash back tiling to wall. Wood laminate floor covering. Strip lighting under high level units. PVC double glazed door leading to rear garden/yard.

FIRST FLOOR

SPLIT LANDING

Access via slingsby style ladder to floored roof space. Positive air ventilation system.

BEDROOM 1 16'9" x 10'3"

Wood laminate floor covering. Twin windows to front elevation. Coving to ceiling. Ceiling rose.

BEDROOM 2 into robes

Wood laminate floor covering. Wall to wall fitted wardrobes in mirrored sliding doors.

BEDROOM 3 into robes

Wall to wall fitted wardrobes in sliding doors.

DELUXE BATHROOM

Contemporary, white three piece suite comprising 'P-shaped' panelled bath, vanity unit with wash hand basin and concealed cistern WC. Thermostat controlled shower unit, drench shower head and glass shower screen over bath. Part tiled / part panelled walls. Tiled floor. Twin frosted windows.

EXTERNAL

Low maintenance front garden finished in artificial grass and tiled pathway.
Fully enclosed, low maintenance, paved rear yard finished with range of plants, trees and shrubbery.
Purpose built, attached, utility store with light, power, gas fired central heating boiler and PVC double glazed door.
External lighting.
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.

PLEASE NOTE:

Under the regulations of the Estate Agents Act 1979, please note that the vendor of this property is a relation of an employee of Colin Graham Residential.

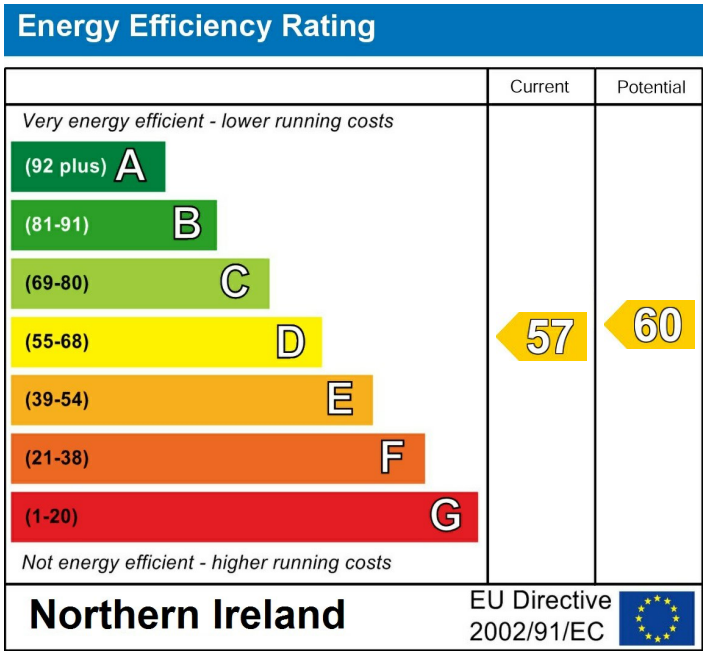






Immaculately presented, extended, three bedroom / two+ reception, mid town house property with fully enclosed, low maintenance, paved rear yard, conveniently located in the popular Glantane Drive, situated off Antrim Road, North Belfast. The property comprises entrance porch, entrance hall, bay fronted lounge with open fire and open arch into family room, kitchen through dining room with modern fitted kitchen, three well proportioned first floor bedrooms, and deluxe bathroom with contemporary three piece suite. Externally the property enjoys low maintenance front garden finished in artificial grass and tiled pathway, fully enclosed, low maintenance, paved rear yard finished with range of plants, trees and shrubbery, and purpose built, attached, utility store with light, power, gas fired central heating boiler and PVC double glazed door. Other attributes include gas fired central heating, PVC double glazing and convenient location. Ideal first time buy. Early viewing highly recommended.





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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Awards

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Telegraph PROPERTY AWARDS 2019

Shortlisted TheNegotiator Awards 2018

Shortlisted TheNegotiator Awards 2019

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TheNegotiator Awards 2021 REGIONAL AGENCY OF THE YEAR NORTHERN IRELAND GOLD

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