



Score	Energy rating	Current	Potential
81-91	B		
69-80	C	71 c	73 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

McGEOWN

🏠 PROPERTY SALES
 🔑 LETTINGS
 🏢 MANAGEMENT

McGeown Estate Agents for themselves and/or the vendors of this property whose Agents they are, give notice that (i)These particulars are set out as a general outline for the guidance of intending purchasers or leases, and do not constitute part of an offer or contract, (ii)All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchases or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii)No person in the employment of McGeown Estate Agents has any authority to make or give any representation or warranty whatever in relation to this property.



5 Glenview Gardens, Belfast BT5 7LY

Offers Around £249,950

Viewings Strictly by Appointment
with Sole Agents.

This exceptional three bedroom semi detached home enjoys an elevated position over looking Belfast City in this popular East Belfast location. The property is well presented throughout with particular note the open plan dining kitchen overlooking the landscaped rear garden. The accommodation in brief comprises lounge dining kitchen, three bedrooms and shower room, all presented to the highest standard and complimented by gas fired central heating and Upv double glazing. The rear garden is well landscaped with raised beds, sun terrace and a garden room which provides additional space for the home worker or children's playroom. Attached to the garden room is a separate utility room. This is an excellent home presented perfectly for the market and will appeal to a variety of purchasers.

McGEOWN



437 Lisburn Road
Belfast
BT9 7EY

T. 028 9066 8555
E. info@mcgeowns.co.uk
mcgeowns.co.uk



Property Features

- Presented to the Highest Standards
- Three Bedroom One Reception
- Excellent Dining Kitchen
- Garden Room
- Landscaped Gardens
- Large Parking Area to Front
- Gas Fired Central Heating and UPVC Double Glazing

Entrance Porch:

Upvc double glazed entrance door and side panels.

Hallway:

Storage under stairs, laminate wood strip floor.

Lounge:

3.86m (12'8) x 3.48m (11'5)
Inglenook fireplace. Tiled hearth.

Kitchen/Dining Room:

5.33m (17'6) x 3.66m (12') at widest point
Range of high and low units in high gloss finish. Formica work surface. Single drainer stainless steel sink unit and mixer taps. Four ring ceramic hob and built in electric oven. Fridge freezer housing, plumbed for dishwasher, laminate wood strip floor. Built in high level dining breakfast table. Integrated wine fridge, matching display cabinets, laminate wood strip floor.

Kitchen Area:

Excellent range of high and low level high gloss units with worktop surfaces. 1½ stainless steel sink unit with mixer taps.
Built in stainless steel Gorenje five ring gas hob and electric oven with extractor canopy over. Integrated fridge freezer and dishwasher. Part tiled walls and floor. Low voltage lighting.

First Floor

Bedroom One:

3.81m (12'6) x 3.15m (10'4)
Exceptional City views.

Bedroom Two:

3.43m (11'3) x 3.43m (11'3)

Bedroom Three:

2.49m (8'2) x 2.44m (8')
Built in robe.



Shower Room:

Corner shower cubicle with fixed shower and hand shower attachment. Pedestal wash hand basin, close coupled W.C. Tiled walls, gas boiler cupboard.

Outside Front:

Ample car parking area.

Outside Rear:

Flagged lower terrace, raised sun terrace, lawn, flower beds and shrubs, raised flower beds.

Garden Room:

4.72m (15'6) x 2.44m (8'0)
French doors Upvc. Light and power. Veranda with lighting.

Utility Room:

Plumbed for washing machine.

Location:

Off The Glen Road and Lower Branial Road.

Rates Payable:

£1057.58 per annum approx

Viewings:

By appointment only with the sole Selling Agent, Roger Beaumont McGeown Estate Agents.