



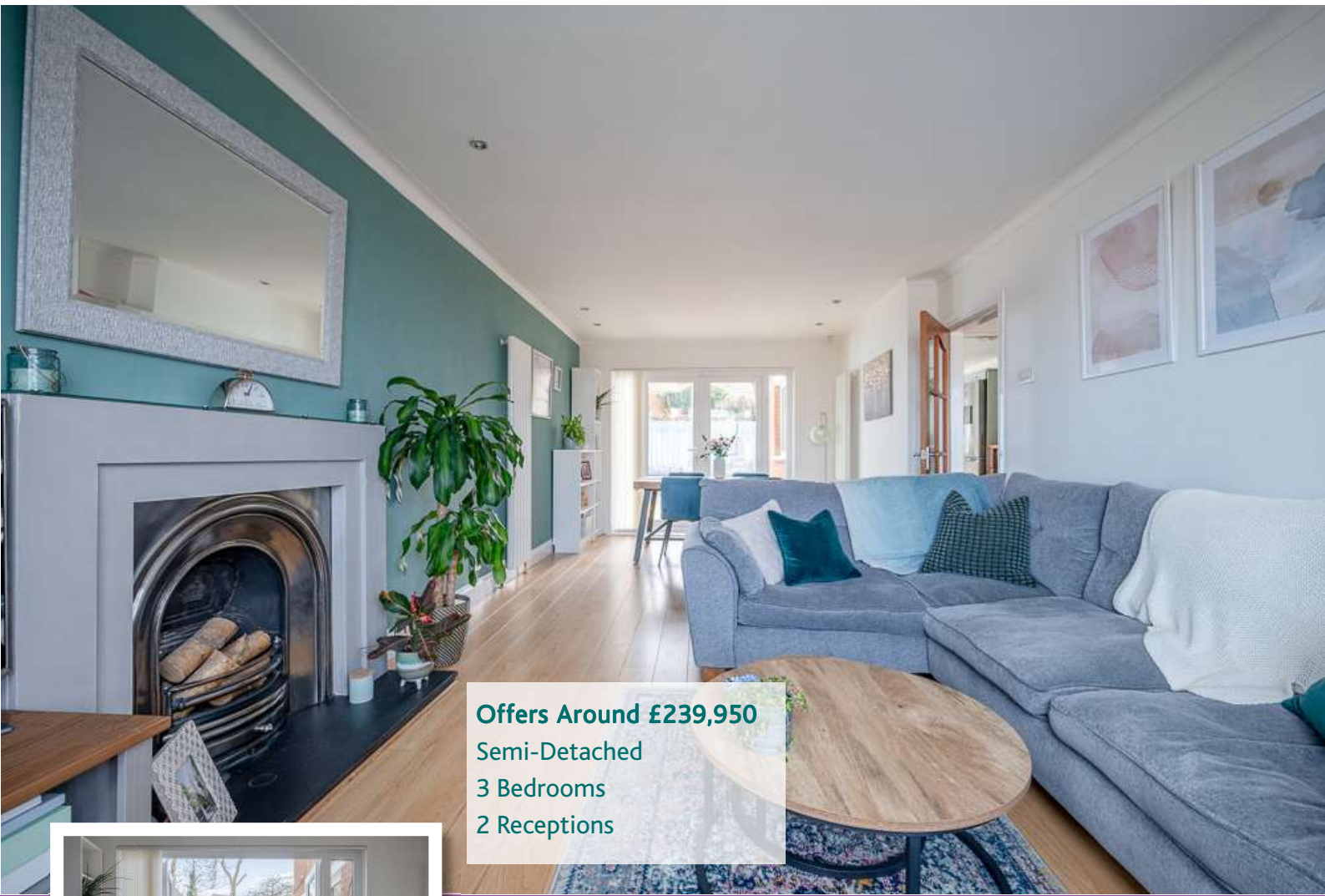
 **JOHNMINNIS**
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LETTING SPECIALISTS

23 Glenview Avenue | Belfast, BT5 7LZ
OFFERS AROUND £239,950

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Offers Around £239,950
Semi-Detached
3 Bedrooms
2 Receptions

Property Features

- Immaculately Presented Three Bedroom Semi Detached Property Located just off the Ballygowan Road in Southeast Belfast
- Bright and Spacious Accommodation Throughout
- Open Plan Living Dining Room with uPVC French Doors Leading to Rear Patio and Garden
- Modern Fitted Kitchen with Ample Space for Casual Dining
- Three Well Proportioned Bedrooms
- Luxurious Family Bathroom with White Suite and Separate Shower Cubicle
- Oil Fired Central Heating
- UPVC Double Glazing Throughout
- Large Rear Garden with Southerly Aspect and Excellent Degree of Privacy
- Off Street Parking for Two to Three Cars
- Detached Garage
- Broadband Speed – Ultrafast
- Early Viewing Highly Recommended



Accommodation

Ground Floor

Spacious Reception Hall

Open Plan Living / Dining Room
24'8" x 10'5"

Kitchen
21'5" x 8'

First Floor

Landing

Family Bathroom

Bedroom One
21'3" x 9'2"

Bedroom Two
13' x 8'5"

Bedroom Three
8'2" x 7'9"

Outside

Rear Garden Part Laid in Lawns with Southerly Aspect

Detached Garage
20' x 11'4"

For more information and photographs regarding the accommodation in this property, please visit:
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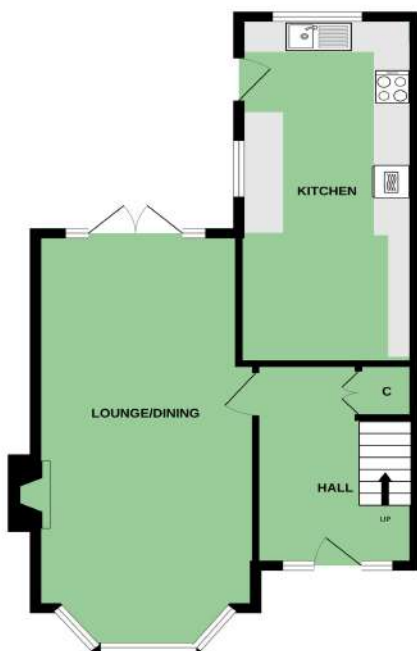
This immaculately presented semi-detached property enjoys a prime position within a quiet residential development just off the Ballygowan Road in Southeast Belfast. This much sought-after address is on the fringes of the countryside but nonetheless offering ease of access for the city commuter and to George Best City Airport. The property is conveniently located to a wide range of leading primary and grammar schools as well as many local shops and parks.

Internally, the well-proportioned accommodation ensures this property will appeal to first time buyers, young professionals and families seeking a comfortable living environment. In short, on the ground floor, the property comprises of a spacious entrance hall, open plan living and dining room with French doors leading to the rear patio and a modern fitted kitchen with casual breakfast bar dining. On the first floor there are three well-proportioned bedrooms and a luxurious family bathroom with four-piece white suite.

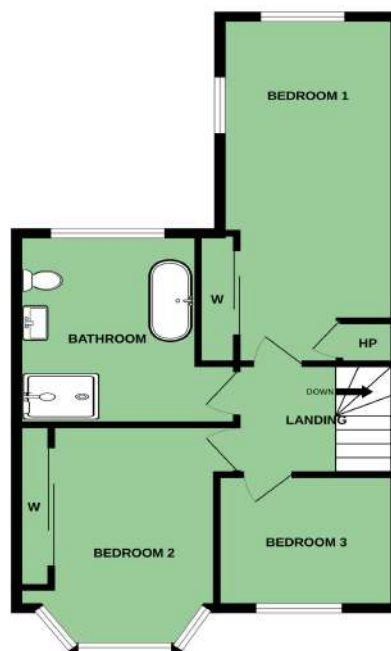
The driveway provides off-street parking and there is a large rear garden with southerly aspect and an excellent degree of privacy. The property further benefits from oil fired central heating, UPVC double glazing throughout and a detached garage.

With so many sought after attributes and competitively priced, properties in this area have been in high demand recently and we expect interest to be high. Early viewing is highly recommended.

GROUND FLOOR



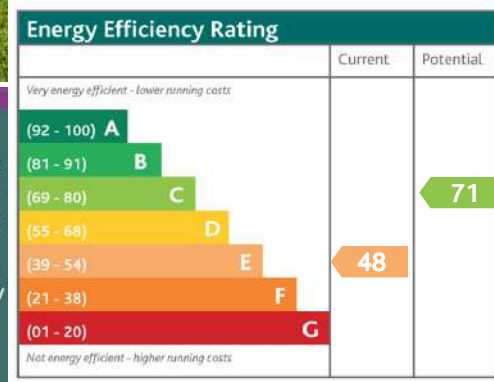
1ST FLOOR



While every attempt has been made to ensure the accuracy of the floorplan 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.
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Directions

Travelling along the Knock Road in the direction of Castlereagh, turn left on to Ballygowan Road. Continue along this road, then take a left turn on to Glen Road. Glenview Avenue is the first right. No 23 is located along this road on the right-hand side.



Viewing

By appointment through agent.

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