



3 Glencairn Way
Belfast, BT13 3TF



Offers over £119,950



Welcome to 3 Glencairn Way, Belfast – a beautifully presented and well-maintained end-terrace home offering bright, spacious accommodation in a convenient and popular residential location. Ideally suited to first-time buyers, young families or those looking to downsize, this attractive property combines modern interiors with excellent outdoor space and everyday convenience.

The accommodation comprises a spacious lounge, a contemporary shaker-style kitchen with an informal dining area, three well-proportioned bedrooms, including one with built-in storage, and a modern family bathroom. Externally, the property benefits from attractive split-level front and rear gardens featuring paved areas and well-stocked flower beds, creating an ideal space for relaxing or entertaining. Allocated parking further enhances the practicality of this fantastic home.

Situated just off the Forthriver Road, the property enjoys an excellent location within close proximity to a range of local schools, shops, amenities and parks. With an abundance of public transport links nearby, Belfast City Centre and surrounding areas are easily accessible, making this an ideal home for commuters and families alike. Offering stylish, move-in ready accommodation in a sought-after setting, 3 Glencairn Way is a fantastic opportunity not to be missed.

LIVING ROOM 17 x 14'7 (5.18m x 4.45m)
Composite front door with feature glazed insets. Tiled flooring.

FITTED KITCHEN 17 x 10'7 (5.18m x 3.23m)
Range of high and low level units with contrasting worktops and matching upstand. Ceramic 1.5 bowl sink unit with drainer and mixer taps. Space for oven. Stainless steel extractor fan. Space for fridge freezer. Space for washing machine. Tiled flooring. Tiled splashback. Recessed spotlights. Access to storage.

REAR HALL AND STORAGE 5'9 x 3'3 (1.75m x 0.99m)

STORAGE 3 x 5'6 (0.91m x 1.68m)

FIRST FLOOR

BEDROOM 1 12'5 x 10'8 (3.78m x 3.25m)
Laminate wood flooring. Feature wood paneling. Built in storage.

STORAGE 7'7 x 2'2 (2.31m x 0.66m)

BEDROOM 2 10'8 x 10'11 (3.25m x 3.33m)
Laminate flooring.

BEDROOM 3 9'4 x 7'11 (2.84m x 2.41m)
Laminate flooring.

LANDING 6'1 x 9'10 (1.85m x 3.00m)
Access to storage.

STORAGE 2'2 x 2'5 (0.66m x 0.74m)

BATHROOM 6'1 x 6 (1.85m x 1.83m)
White suite comprising paneled bath with mixer taps and overhead shower. Vanity sink unit with mixer taps. Low flush W/C. Tiled flooring. Tiled walls.

OUTSIDE
Front and rear split level gardens with feature flower beds. Fully enclosed. Outdoor tap. Allocated parking.

We endeavour to make our sales particulars accurate and reliable. However, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given.

Do you need a mortgage to finance the property? Contact Nest Mortgages on 02893 438092.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
Northern Ireland			Northern Ireland		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

11 The Square Ballyclare, Co.Antrim, BT39 9BB
Tel: 02893438090 Email: hello@nestestateagents.com