



11 GLENGOLAND GARDENS, BELFAST, CO ANTRIM, BT17 0JE



A special detached home of enormous magnitude that is extremely unique and impossible to come across in today's market which offers extremely impressive accommodation extending to around 3811sqft.

This fully accessible home benefits from comprehensive improvements, extension and reconfiguration catering for all current and future needs making this special occasion a lifetime home with versatile living space that is adopted and wheelchair friendly with ultra-wide hallways and large open spaces and is sure to appeal to many.

The highly individual accommodation briefly comprises; Five well-proportioned bedrooms to include a significant bedroom suite with an impressive, recently installed luxurious en-suite bathroom with jacuzzi bath as well as a walk-in wardrobe/store. In addition, Bedroom 2 benefits from contemporary newly installed high quality built-in bedroom furniture and recently up-graded private En-suite shower room with beautiful tiling. Bedroom four has a feature vaulted ceiling and adjoins a large walk-in storeroom that could be changed to an En-suite and accessed from this bedroom if one desired.

There are three plus reception rooms one of which is a bright and airy living to the front of the house with bay window and a sizeable separate living room accessed via the kitchen. An eye-catching substantial games room with W.C. can be accessed via the kitchen or its own separate external entrance and is most spectacular which would be ideal space to convert to a granny annexe/self-contained living quarter, subject to normal consents. The games room also has access to a separate room which could be used for a range of usages.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(44 plus) A			
(81-83) B			
(69-80) C			
(55-68) D			
(43-54) E			
(31-42) F			
(13-30) G			
Not energy efficient - higher running costs			
Northern Ireland		59	65
EU Directive 2002/91/EC			

ASKING PRICE £399,950

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Key Features

- Extraordinary extended and reconfigured detached bungalow with extensive up-graded living space extending to around 3811sqft!
- Five excellent bedrooms, two with private, up-graded luxury bathrooms.
- Significant extended kitchen / dining / living space with attractive views over private gardens.
- Luxurious contemporary and recently up-graded bathroom suite with jacuzzi bath and separate shower cubicle with body jets and Bluetooth etc.
- Good sized, large rear garden and patio as well as additional large side area.
- Extremely sought after location walking distance to excellent transport links to include the Glider service, and lots of schooling and amenities along with Colin Glen and it's many attractions.
- Three plus reception rooms to include an eye-catching, substantial games room with separate access and could be an ideal self-contained annexe/granny flat subject to normal consents.
- Separate utility room with range of units.
- Gas central heating system / Upvc double glazed.
- Close to both Belfast and Lisburn, this extraordinary home is a once in a lifetime opportunity and can only be fully appreciate upon a private viewing.





GROUND FLOOR

Upvc double glazed front door to:

SPACIOUS ENTRANCE PORCH

Tiled floor, cornicing, centre rose, access to;

SPACIOUS HALLWAY

LIVING ROOM

18'3 x 16'5

Bay window, cornicing, centre rose.

BEDROOM 1

25'1 x 9'0

WALK-IN WARDROBE / DRESSING ROOM

10'11 x 6'1

Laminated wood effect floor.

LUXURY ENSUITE BATHROOM /SHOWER ROOM

Jacuzzi bath, telephone hand shower, mixertaps, low flush w.c., pedestal wash hand basin with mixertaps. beautiful tiled walls and floor, electric shower unit, extractor fan, spotlights.

BEDROOM 2

15'7 x 10'8

Recently installed contemporary built-in bedroom furniture, spotlights.

LUXURY ENSUITE SHOWER ROOM

Shower cubicle, electric shower unit, low flush w.c, wash hand basin and storage, cabinet and extractor fan, beautiful tiled walls and floor, chrome towel warmer, slide robes / storage.

BEDROOM 3

15'5 x 10'8

BEDROOM 4

15'11 x 11'1

Built-in mirrored slide robes.

BEDROOM 5

10'9 x 8'5

Vaulted ceiling, keylite window.

WALK-IN STORAGE CUPBOARD

Accessed via mail hallway/adjacent to bedroom 5, possible ensuite to bedroom 5.

SEPARATE UTILITY ROOM

8'9 x 7'8

Plumbed for washing machine, extractor fan, range of units, laminated wood effect floor.

RECENTLY INSTALLED LUXURIOUS WHITE BATHROOM SUITE

Jacuzzi bath with mixertaps, telephone hand shower, low flush w.c, wash hand basin and storage units, separate shower cubicle with steam/jets/Bluetooth, chrome towel warmer, spotlights, beautiful tiled walls and floor.

KITCHEN / DINING / ADDITIONAL LIVING SPACE

45'4 x 11'2

Range of high and low level units, single drainer stainless steel 1 1/2 bowl sink unit, built-in oven, display cabinets, Velux windows x 4, extractor canopy, tiled floor, open plan to large dining / living space, Upvc double glazed double doors.

LIVING ROOM

19'9 x 13'0

Cornicing, centre rose.

GAMES ROOM

32'10 x 24'3

Potential Granny flat/annexe subject to normal consents with separate access, spotlights.

SEPARATE W.C

Low flush w.c, wash hand basin, Worcester gas boiler.

Access to;

ADDITIONAL ROOM / HOME OFFICE

17'1 x 9'6

Keylite window, Upvc double glazed door to private gardens.

OUTSIDE

Ample off road car-parking to front, double gates to additional separate access to Games Room/potential self contained living space. Privately enclosed, large rear garden and generous patio and side area.

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Questions you may have.

Which mortgage would suit me best?
How much deposit will I need?
What are my monthly repayments going to be?

To answer these and other mortgage related questions contact Conor on .

Your home may be repossessed if you do not keep up repayments on your mortgage.

We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment. 16903527

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.

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