



## 35 NORFOLK PARADE, GLEN ROAD, BELFAST, BT11 8DA



A striking period semi-detached home superbly positioned in this highly established and sought-after residential location just off the desirable Glen Road that enjoys fantastic doorstep convenience, including accessibility to lots of nearby schooling, shops, and transport links, including the Glider service and the Kennedy Centre/Sainsbury's, Lidl, and Asda, to name a few.

With sizable accommodation extending to around 949 sq ft and well-appointed living spaces, this extraordinary home, coupled with this superior setting, is a star purchase.

The accommodation briefly comprises three bedrooms (originally four) on the first floor, with a large feature landing and a sizable luxury white bathroom suite with a separate shower cubicle, spotlights, and decorative tiling. There is also access to the roof space from the landing via a pull-down ladder.

On the ground floor, there is a spacious and welcoming entrance hall with cornicing and under stairs storage, as well as a bright and airy living room with a wood burning stove and open plan to a dining area, together with access to a separate fitted kitchen with beautiful tiling and spotlights.

The property benefits further from a well-maintained large rear garden and additional patio space that can be hard to find in today's market, as well as gas-fired central heating. Upvc double glazing with PVC eaves, fascia, and guttering, and a well-maintained front garden.

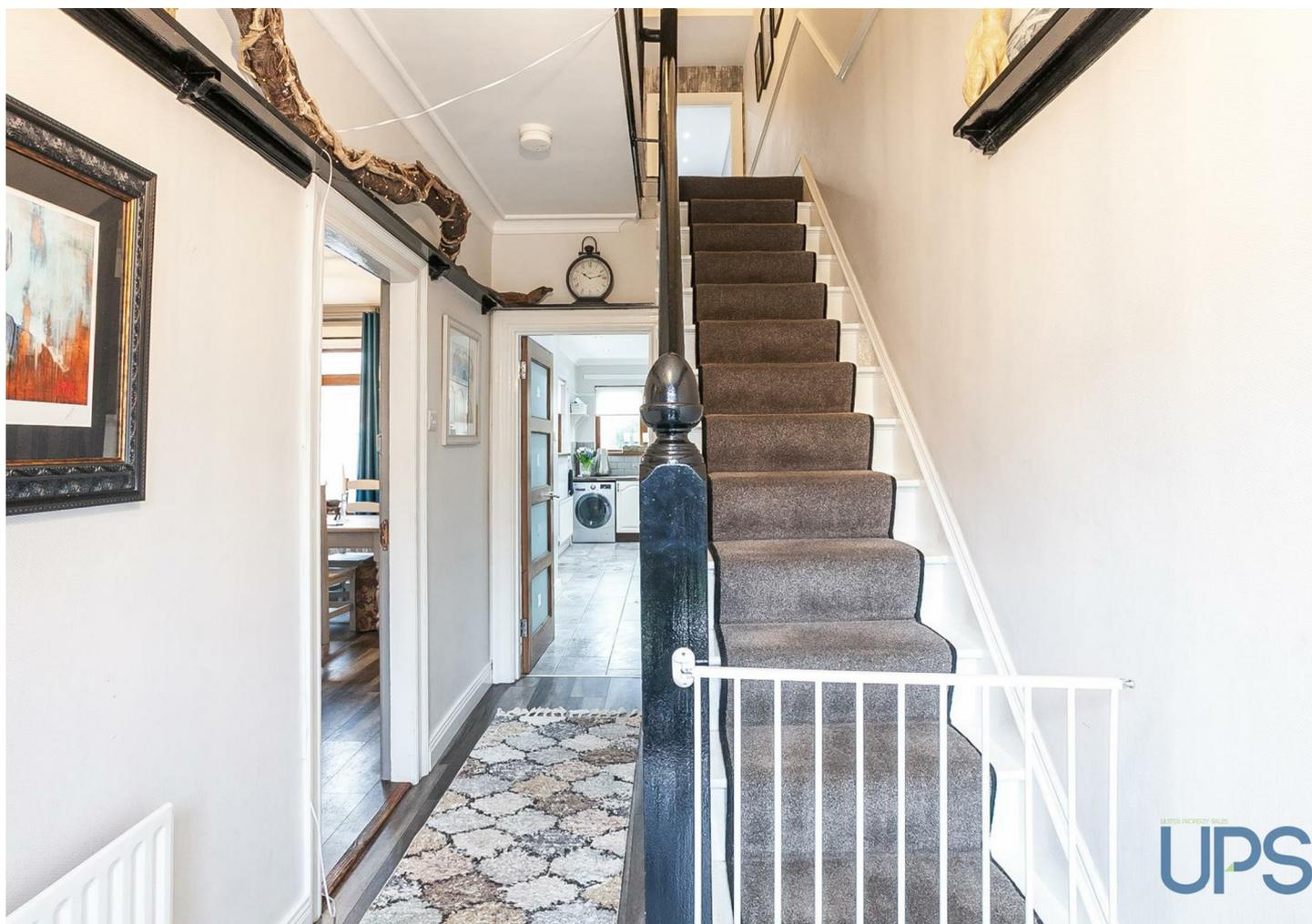
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	62	64
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland EU Directive 2002/91/EC			

OFFERS AROUND £204,950

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### Key Features

- Striking period semi detached home with an extensive privately enclosed rear garden benefitting from this superior residential location.
- Tremendous doorstep convenience to include accessibility to lots of schools, shops and transport links along with the Glider service and wider motorway network.
- Three bedrooms on the first floor (Originally four) and a large feature landing with access to the roof-space via a pull down ladder.
- Bright and airy living room with a wood burning stove, bay window and open plan to dining/entertaining area.
- Separate fitted kitchen with beautiful tiling and spotlights.
- Luxury white bathroom suite on first floor with separate shower cubicle, spotlights and decorative tiling.
- Gas fired central heating / Upvc double glazing / PVC eaves, fascia and guttering.
- Beautifully presented throughout and only a short stroll away from the Falls Park and shops on the Glen Road.
- Close to an abundance of amenities in Andersonstown along with state-of-the-art leisure facilities and much more.
- Early viewing strongly recommended for this very special home that enjoys this preferred residential location.





## GROUND FLOOR

Upvc double glazed front door to:

### SPACIOUS ENTRANCE HALL

Wooden effect strip floor, cornicing, storage understairs.

### LIVING ROOM / DINING SPACE

23'1 x 10'10

Bay window, wooden effect strip floor, wood burner, cornicing, open plan to dining space.

### KITCHEN

20'4 x 6'6

Range of high and low level units, single drainer stainless steel sink unit, plumbed for washing machine, beautiful partially tiled walls and tiled floor, spotlights, Upvc double glazed back door.

## FIRST FLOOR

### SPACIOUS LANDING

### LUXURY WHITE

### BATHROOM SUITE

Bath, separate shower cubicle, thermostatically controlled shower unit, low flush w.c, wash hand basin and storage unit, chrome effect sanitary ware, cornicing, spotlights, beautiful partially tiled walls.

### BEDROOM 1

10'0 x 9'10

### BEDROOM 2

10'9 x 10'4

Cornicing.

### BEDROOM 3

7'1 x 6'4

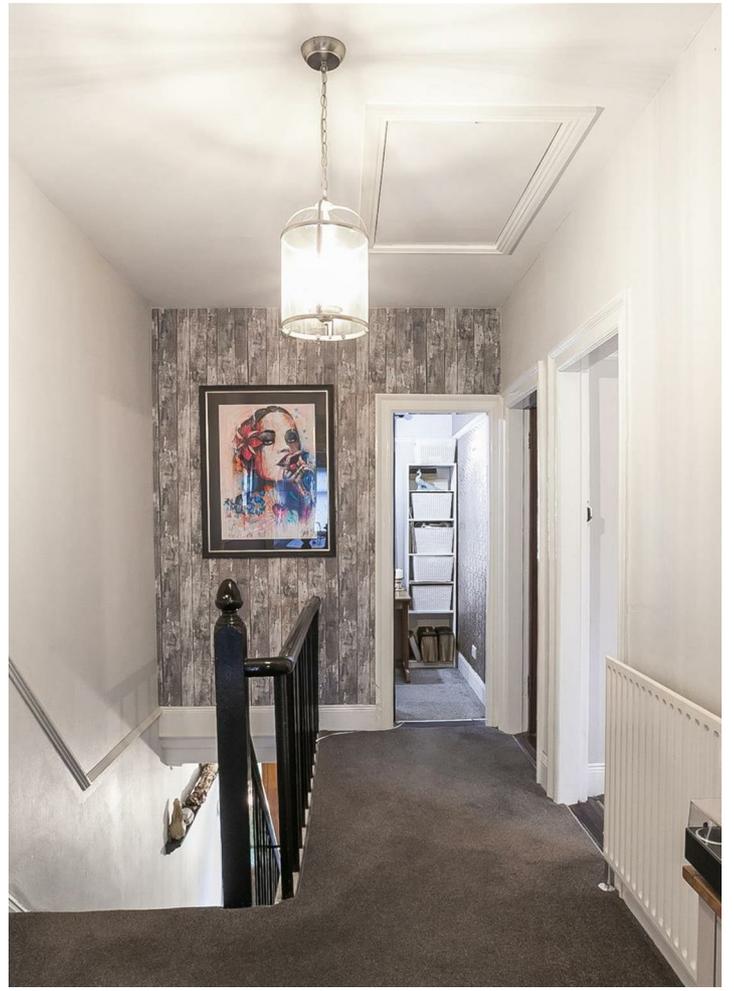
Cornicing.

### OUTSIDE

Privately enclosed, good sized rear garden, additional patio, well maintained front garden.

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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 Gareth 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. 16901306**

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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