



## 30 Coolnasilla Park West, Glen Road

**Offers Around £169,950**

Extended semi detached home located within this desirable and convenient residential location close to an excellent selection of schools, shops and transport links to include the motorway network. Three bedrooms. Developed roofspace. Two separate reception rooms. Luxury fitted kitchen open plan to dining space and separate utility area. Luxurious contemporary shower room. Privately enclosed rear garden. Off street carparking. A beautiful family home that must be internally viewed to be fully appreciated. Early viewing recommended. EPC - E52.



# 30 Coolnasilla Park West, Glen Road

## GROUND FLOOR

Upvc double glazed front door to;

## FEATURE ENTRANCE PORCH

Beautiful tiled floor, spotlights, double glazed sliding patio door to;

## Lounge

16'7 x 14'10 (5.05m x 4.52m)

Bay window, wood strip floor, cornicing, attractive fireplace, feature double doors to;

## LUXURY FITTED KITCHEN / DINING

15'10 x 11'2 (4.83m x 3.40m)

Excellent range of high and low level units, single drainer stainless steel 1 ½ bowl sink unit, integrated dishwasher, extractor fan, spotlights, tiled floor, open plan to;

## GENEROUS DINING SPACE

Feature Upvc double glazed double doors to private, enclosed rear garden.

Access from kitchen to;

## LIVING ROOM

26'1 x 7'5 (7.95m x 2.26m)

Wooden effect strip floor, spotlights, access to;

## UTILITY

Plumbed for washing machine, range of units.

## FIRST FLOOR

## LANDING

Solid wood floor, hotpress.

## BEDROOM 1

13'4 x 9'11 (4.06m x 3.02m)

Spotlights.

## BEDROOM 2

13'0 x 10'7 (3.96m x 3.23m)

Range of built-in bedroom furniture, spotlights, laminated wood effect floor, hotpress with storage.

## BEDROOM 3

10'4 x 7'8 (3.15m x 2.34m)

Access via permanent staircase to;

## ROOFSPACE

16'4 x 12'0 (4.98m x 3.66m)

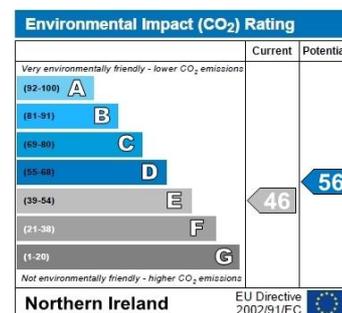
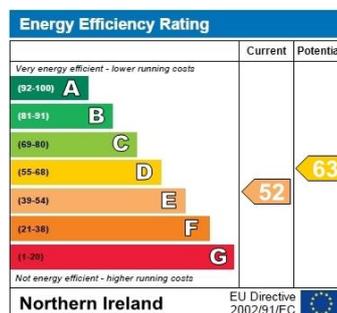
Wooden effect strip floor, woos stripped walls and ceiling, storage into eaves.

## LUXURIOUS SHOWER SUITE

Feature shower cubicle, electric shower unit, low flush w.c, wash hand basin and vanity unit, spotlights, chrome towel warmer, beautiful tiled walls and floor.

## OUTSIDE

Private, enclosed rear garden, off street carparking.



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.

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 Tracey Perry on 028 90605200

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

We DO NOT charge for our mortgage services. However, as independent mortgage advisors we do offer a purely fee based option charging up to 1.5% of the loan amount.

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PLEASE NOTE : TO AVOID ANY CONFUSION, ULSTER PROPERTY SALES DO NOT CHARGE ANY FEES FOR OUR MORTGAGE SERVICES.



NETWORK STRENGTH - LOCAL KNOWLEDGE

ULSTER PROPERTY SALES

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