



70 Glengoland Avenue, Stewartstown Road

Offers Around £249,950

Uniquely located enjoying an elevated position within this exclusive and highly sought after residential location, this magnificent detached bungalow with South facing, privately enclosed gardens must be viewed to be fully appreciated. Four good bedrooms and two reception rooms or alternatively three good bedrooms and three reception rooms to include a feature sunroom overlooking private gardens. Luxury fitted kitchen open plan to dining space. New, luxurious contemporary fitted shower suite. Upvc double glazing. Oil fired central heating system. Double driveway to front. Detached garage / storage facility. Extensive, well maintained mature gardens. A beautiful detached home that has been well maintained and cared for and we have no hesitation in recommending an internal inspection. EPC G13



70 Glengoland Avenue, Stewartstown Road

GROUND FLOOR

Feature Upvc double glazed double doors to;

ENTRANCE HALL

Wood effect strip floor.

LOUNGE

19'86 x 12'02 (7.98m x 3.71m)

Feature solid parquet wood flooring, fireplace plumbed for gas fire.

KITCHEN / DINING AREA

20'08 x 8'27 (6.30m x 3.12m)

Range of high and low level units, integrated 4 ring gas hob and electric under ovens, chrome extractor fan, integrated Bosch dishwasher, double drainer sink unit with mixer tap, integrated fridge, tiled floor, Upvc double glazed back door.

SUNROOM

9'79 x 12'04 (4.75m x 3.76m)

Tiled floor, Upvc double patio doors, spotlights.

MASTER BEDROOM 1

11'87 x 9'86 (5.56m x 4.93m)

Fitted robes.

BEDROOM 2

9'3 x 8'86 (2.82m x 4.62m)

Wood effect strip floor.

BEDROOM 3

8'2 x 7'95 (2.49m x 4.55m)

BEDROOM 4 / LOUNGE

11'98 x 9'25 (5.84m x 3.38m)

Wood effect strip floor.

Newly installed luxury shower suite

7'85 x 7'81 (4.29m x 4.19m)

Large shower cubicle, electric shower unit, low flush w.c, feature wall hung wash hand basin with storage drawers, chrome towel warmer, chrome effect sanitary ware, beautiful tiling.

OUTSIDE

Double driveway to front and well maintained garden, extensive, south facing, privately enclosed, mature rear garden and additional decking and patio areas.

DETACHED GARAGE / STORAGE FACILITY

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92-100) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
	30
EU Directive 2002/91/EC	
Northern Ireland	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92-100) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
	28
EU Directive 2002/91/EC	
Northern Ireland	

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.

H0122181

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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