



18 COOLNASILLA PARK EAST, GLEN ROAD, BELFAST, BT11 8LA



A substantial detached family home that boasts exceptional, well appointed family living accommodation throughout extending to 1469 Sq / Ft. Four excellent bright double bedrooms. Master bedroom with an extended ensuite shower room. Two separate reception rooms. Large fitted kitchen open to dining area with separate utility room. White bathroom suite with separate shower cubicle. Downstairs w.c. Developed, floored and sheeted roof space / storage with further toilet facility. Upvc double glazed windows. Gas central heating system. Extensive, private and secure mature rear gardens. Ample car parking / feature double gates to side. Established, residential location convenient to leading schools / close to shops / good transport links. An impressive family home, well worth a visit.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	55	57
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

OFFERS AROUND £279,950

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Key Features

- Four excellent bright double bedrooms.
- Two separate reception rooms / Developed floored roofspace / Storage.
- Extended utility room.
- Downstairs cloakroom / w.c
- Extensive private and mature rear gardens.
- Master bedroom with large ensuite sower room.
- Large fitted kitchen open to dining area.
- White bathroom suite / separate utility room.
- Gas central heating.
- Established residential location close to leading schools.





GROUND FLOOR

OPEN ENTRANCE PORCH

To;

ENTRANCE HALL

Porcelain tiled floor.

DOWNSTAIRS W.C

Low flush w.c, pedestal wash hand basin, tiling.

LOUNGE

18'10" x 11'10"

Marble fireplace with hearth, porcelain tiled floor, bay window, patio doors.

KITCHEN / DINING AREA

19'0" x 10'7"

Range of high and low level units, formica work surfaces, gas hob, under oven, over head extractor hood, feature sink unit, breakfast bar, plumbed for dishwasher, tiling, down lighters, porcelain tiled floor, archway to;

EXTENDED FAMILY ROOM

18'0" x 8'2"

Porcelain tiled floor.

UTILITY ROOM

10'6" x 9'3"

Range of high and low level units, gas boiler, Upvc double glazed back door.

PRINCIPLE BEDROOM 1

10'2" x 10'1"

Built-in mirror slide robes.

ENSUITE SHOWER ROOM

Fully tiled shower cubicle, wash hand basin, low flush w.c, vanity unit, tiling, velux window.

BEDROOM 2

10'10" x 8'7"

BEDROOM 3

10'11" x 10'5"

Built-in robes, overhead storage.

BEDROOM 4

9'5" x 8'3"

WHITE BATHROOM SUITE

Paneled bath, pedestal wash hand basin, low flush w.c. tiling, feature mirror.

DEVELOPED ROOFSpace

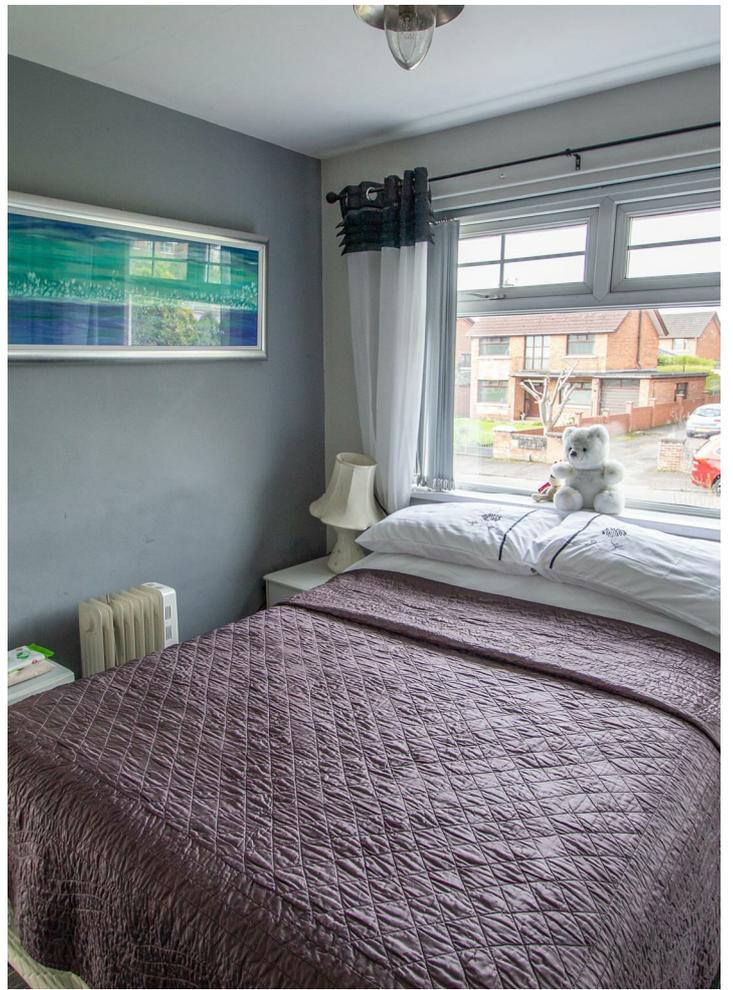
Developed, floored and sheeted, storage into eaves, light and power, separate wc, wash hand basin, twin velux window.

OUTSIDE

Feature pillars / double gates to car parking front and side, mature gardens to front and extensive to rear laid in lawns, private and secluded.

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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 Kelly-Ann 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. 16821738

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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