

ULSTER PROPERTY SALES

UPS

ANDERSONSTOWN BRANCH

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Antrim, BT11 9BY

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**89 LAURELBANK,
POLEGLASS, BELFAST, BT17**

OFFERS AROUND £149,950

An extraordinary upgraded and immaculately maintained extended mid-terrace home ideally positioned within this quiet and small cul-de-sac setting enjoys an attractive open aspect to the front and tremendous doorstep convenience, including accessibility to lots of schools, shops and transport links along with the Glider service, arterial routes and the motorway network.

This home offers beautiful accommodation extending to around an impressive 1198 sq ft and benefits further from a higher-than-average energy rating (EPC C-73), and the stylish interior is briefly outlined below.

Four good-sized bedrooms, including a roof space conversion with a Building Control completion certificate and a white bathroom suite with a separate shower cubicle, complete the upper floor.

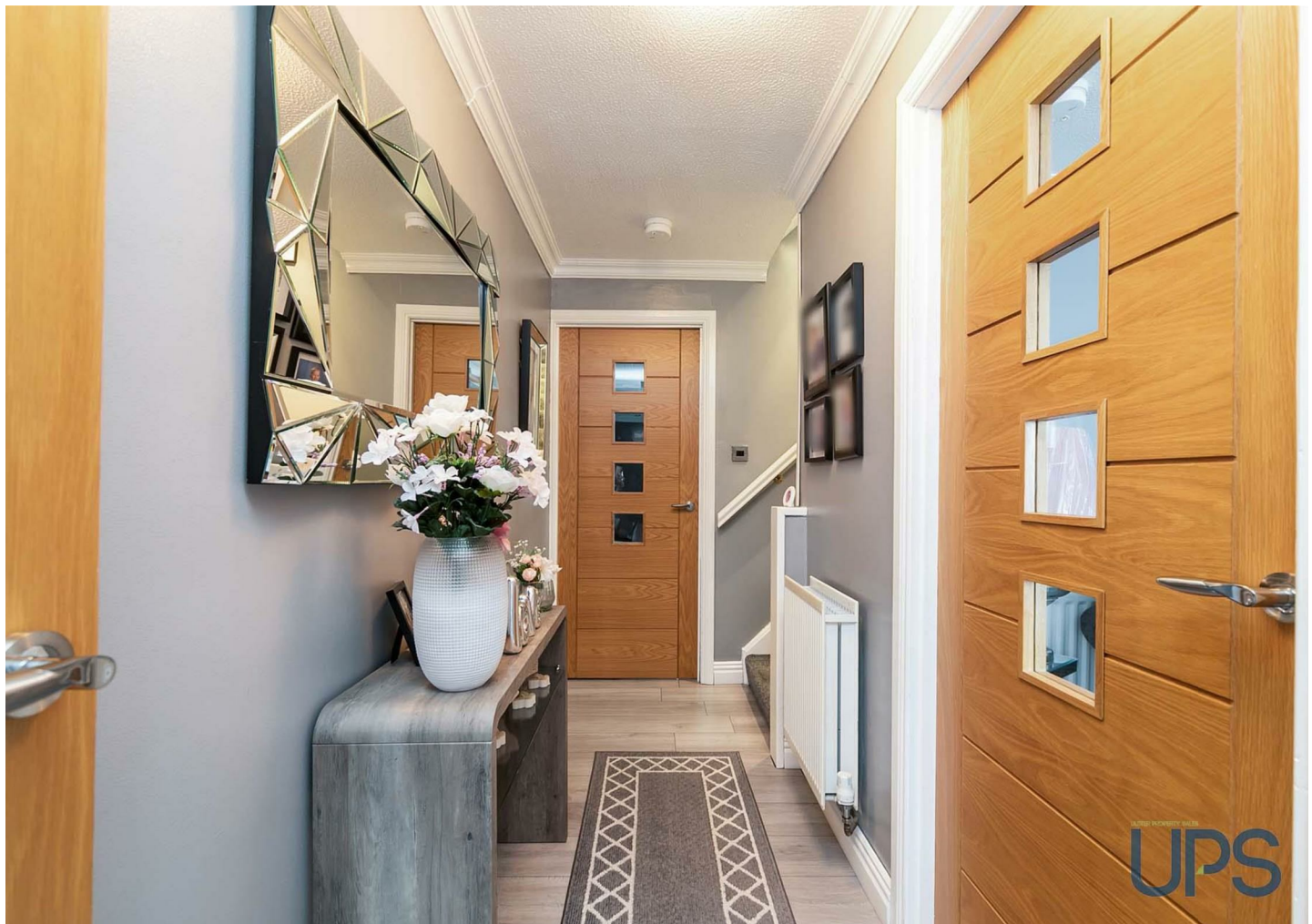
On the ground floor there is a spacious and welcoming entrance hall as well as a bright and airy living room that has had the chimney removed, providing improved space, and has a bay window. In addition, there is a luxury fitted kitchen with a beautiful island that provides space to dine and a handy downstairs W.C.

Other qualities include gas-fired central heating, UPVC double glazing and a well-maintained, low-maintenance, good-sized rear garden.

The electrics have been upgraded to include a new consumer box and mains-fed smoke detectors, and the property is ready for the lucky new owners to simply add their furniture.

Colin Glen, Ireland's leading adventure park, is very close by, as are state-of-the-art leisure facilities, beautiful parklands and Dunmurry Railway Station, not to mention an abundance of amenities in Andersonstown, to name a few!

Early viewing is strongly recommended for this very special purchase!



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Key Features

- An extraordinary extended mid-terrace home offering four bedrooms within this small and quiet cul-de-sac location that enjoys tremendous doorstep convenience.
- Bright and airy living room with a bay window.
- Downstairs W.C.
- Gas-fired central heating / UPVC double glazing / Higher than average energy rating (EPC C-73)
- Privately enclosed, well-maintained, low-maintenance, good-sized rear garden.
- Four bedrooms to include a roof-space conversion with a Building Control Completion Certificate.
- Luxury fitted kitchen with an island providing space to dine.
- White bathroom suite at first-floor level with a separate shower cubicle.
- Superb stylish interiors extending to around an impressive 1198 sq ft and accessibility to lots of nearby schools, shops and transport links, including the Glider service.
- Close to both Belfast and Lisburn as well as arterial routes and the motorway, early viewing strongly recommended!



GROUND FLOOR

Upvc double glazed front door to:

ENTRANCE PORCH

Inner door to:

SPACIOUS AND WELCOMING ENTRANCE HALL

Wooden effect strip floor, cornicing.

LIVING ROOM

13'4 x 12'5

Wooden effect strip floor, bay window, cornicing, centre rose.

LUXURY KITCHEN / DINING AREA

17'3 x 11'0

Range of high and low level units, single drainer stainless steel 1 1/2 bowl sink unit, built-in hob and underoven, extractor canopy, plinth lighting, plumbed for washing machine, partially tiled walls, feature island with place to dine, excellent storage cupboard.

DOWNSTAIRS W.C

Low flush w.c, pedestal wash hand basin, chrome effect sanitary ware.

FIRST FLOOR

BEDROOM 1

11'0 x 9'0

Laminated wood effect floor, built-in robes, cornicing.

BEDROOM 2

12'0 x 9'8

Laminated wood effect floor, built-in robes.

BEDROOM 3

9'3 x 7'5

Laminated wood effect floor, cornicing.

WHITE BATHROOM SUITE

Corner bath, separate shower cubicle, electric shower unit, low flush w.c, wash hand basin, storage cabinet, chrome effect sanitary ware, chrome effect towel warmer, beautiful tiled walls, pvc stripped ceiling, spotlights.

LANDING

Storage cupboard. Stairs to:

BEDROOM 4

15'8 x 14'3

OUTSIDE

Privately enclosed, flagged rear garden, outdoor tap.



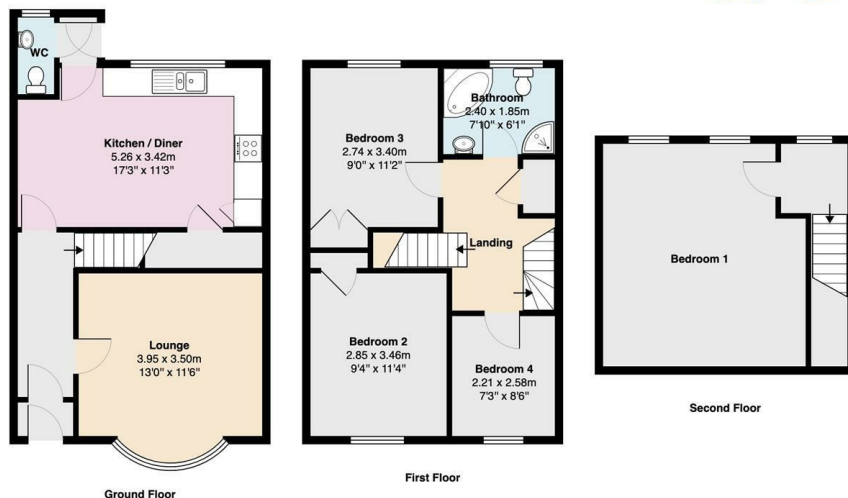








89 Laurelbank, Dunmurry, BELFAST, BT17 0RS



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	73
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC

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 our mortgage advisor on 028 9060 5200.

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.

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.

ULSTERPROPERTYSALES.CO.UK

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028 9060 5200

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028 9047 1515

BALLYNAHINCH
028 9756 1155

BANGOR
028 9127 1185

CARRICKFERGUS
028 9336 5986

CAVEHILL
028 9072 9270

DONAGHADEE
028 9188 8000

DOWNPATRICK
028 4461 4101

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028 9064 1264

GLENGORMLEY
028 9083 3295

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NEWTOWARDS
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RENTAL DIVISION
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