



47 GLENHILL PARK, ANDERSONSTOWN, BELFAST, BT11 8GA

A rare opportunity to purchase this attractive, extended semi detached family home ideally located within this extremely desirable and convenient residential location. With accommodation extending to over 1200sqft and proximity to lots of nearby amenities to include schooling, shops, and transport links as well as the Glider service and wider motorway network to name a few. Three bedrooms. Developed roof-space providing excellent storage. Two separate reception rooms to include an extended lounge. Up-graded, luxury fitted kitchen open plan to dining space. Separate utility room. Luxurious, up-graded white bathroom suite on first floor with beautiful tiling. Entrance porch to welcoming hallway. Gas central heating system. Upvc double glazing/pvc eaves, fascia, and guttering. Off road car-parking. Detached garage with light and power. Privately enclosed, well maintained rear garden with additional decking area and outside tap. A wonderful home with fantastic doorstep convenience to include accessibility to the wider motorway network, state of the art leisure facilities and Asda/Kennedy Centre as well as Lidl and Sainsbury's/the Kennedy Centre. Viewing highly recommended to fully appreciate this charming home coupled with this exclusive location. EPC D65



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		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		65	73
Northern Ireland		EU Directive 2002/91/EC	

OFFERS AROUND £224,950

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Key Features

- Attractive, extended semi detached home well located within this preferred residential location close to all of the abundance of amenities in Andersonstown along with state of the art leisure facilities.
- Two separate reception rooms to include an extended lounge.
- Luxury white bathroom suite.
- Off road car-parking to detached garage.
- Preferred residential location with tremendous doorstep convenience to include accessibility to the wider motorway network/arterial links, and Boucher Road.
- Three bedrooms, access to roof-space for storage.
- Luxury fitted kitchen open plan to dining area with separate utility room.
- Upvc double glazing / Gas central heating system.
- Enclosed, well maintained gardens.
- Close to the Kennedy Centre/Sainbury's, Lidl, and Asda/Westwood shopping complex, as well as lots of schooling and beautiful parklands.





GROUND FLOOR

Upvc double glazed front door to;

ENTRANCE PORCH

Beautiful tiled floor, Upvc double glazed inner door to;

WELCOMING ENTRANCE HALL

Wooden effect strip floor, fireplace.

EXTENDED LIVING ROOM

16'5" x 11'7"

Wooden effect strip floor.

LUXURY KITCHEN / DINING AREA

13'11" x 7'10"

Range of high and low level units, single drainer stainless steel sink unit, built-in 4 ring hob and underoven, extractor fan, under unit lighting, partially tiled walls, spotlights, integrated fridge/freezer, open plan dining area, Upvc double glazed door to;

UTILITY ROOM

Upvc double glazed back door.

FIRST FLOOR

LANDING

Wooden effect strip floor.

BEDROOM 1

11'10" x 8'1"

Wooden effect strip floor. Excellent range of built-in slide robes, additional built-in robes. Beautiful views towards mountains.

BEDROOM 2

9'9" x 9'8"

LUXURY WHITE BATHROOM SUITE

Bath with mixertaps, thermostatically controlled shower unit, low flush w.c, pedestal wash hand basin, chrome effect sanitary ware, beautiful tiling, gas boiler.

BEDROOM 3

8'1" x 8'6"

Wooden effect strip floor, access to;

DEVELOPED ROOFSpace

11'8" x 9'8"

Storage only.

OUTSIDE

Enclosed, well maintained rear garden, additional decking area, off street carparking to;

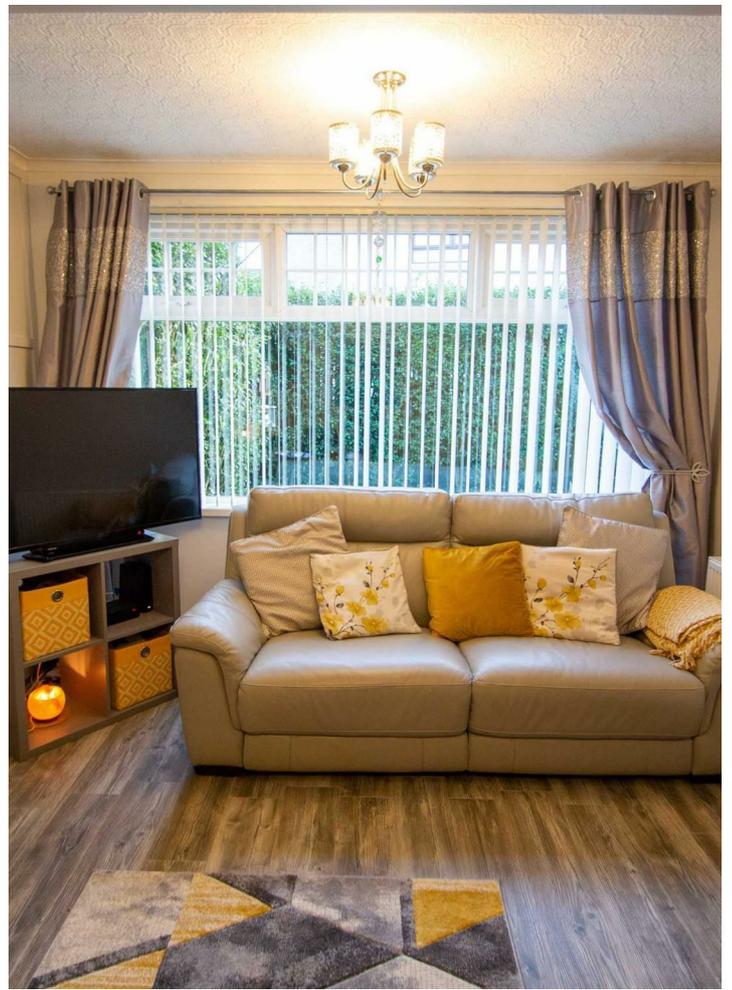
DETACHED GARAGE

19'3" x 8'9"

Roller door, light and power.

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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 Andersonstown 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. 17861454

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

BALLYMENA
028 2565 7700

BALLYNAHINCH
028 9756 1155

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028 9127 1185

CARRICKFERGUS
028 9336 5986

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0800 644 4432

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028 4461 4101

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028 9064 1264

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