

ULSTER PROPERTY SALES

# UPS

## ANDERSONSTOWN BRANCH

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Antrim, BT11 9BY

028 9060 5200

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**36 SLIEVEGALLION DRIVE,  
ANDERSONSTOWN,**

**OFFERS OVER £169,950**



An extremely rare opportunity to purchase this extended semi-detached bungalow with generous and versatile living space extending to around 1000sqft, and perfectly set within this preferred residential location that benefits from incredible doorstep convenience to include a short walk from all the abundance of amenities in Andersonstown including excellent transport links and the Glider service to name a few.

Extended providing a roof space conversion to two habitable bedrooms and a separate W.C on landing (not installed but is plumbed, currently being used as storage) with Building Control approval, as well as this spacious position, we have no hesitation in recommending this accessible home, and the accommodation briefly comprises.

Five bedrooms and one reception room or alternatively four bedrooms and two separate reception rooms which includes accessible bedrooms at ground floor level, and a fitted kitchen along with a white bathroom suite also on the ground floor. There is an option for an additional W.C. at first floor level to service the two bedrooms on the first floor.

Gas fired central heating, and Upvc double glazing along with off road car-parking and well-maintained gardens all add further to the appeal of this superb home including an additional storage/studio to the side with its own access and plumbing.

An established location within the heart of Andersonstown that has a plethora of facilities on its doorstep including accessibility to the Kennedy Centre/Sainsbury's, Lidl, and Asda/Westwood shopping complex not to mention the city centre within easy reach as well as the wider motorway network and Boucher Road with its many popular retail parks.

A home with a lot to offer and we strongly recommend viewing to avoid disappointment.



## Key Features

- Extended semi detached bungalow with five bedrooms and one reception room or alternatively four bedrooms and two separate reception rooms.
- Accessible bedrooms/accommodation at ground floor level as well as a roof space conversion with Building Control providing two bedrooms and an option for a W.C.
- Luxury fitted kitchen.
- White bathroom suite on ground floor level.
- Gas fired central heating system / Upvc double glazing.
- Off road car-parking and generous gardens.
- Walking distance to Andersonstown and all of the abundance of amenities on offer along with transport links including the Glider service.
- Close to state-of-the-art leisure facilities, beautiful parklands and so much more as well as Finaghy railway station.
- The Kennedy Centre / Sainsbury's as well as Lidl and Asda are easily accessible.
- Outstanding bungalow with plenty of space and tremendous doorstep convenience, viewing strongly recommended.



### GROUND FLOOR

Upvc double glazed front door to:

#### ENTRANCE PORCH

Hardwood glass panelled inner door to;

#### ENTRANCE HALL

To;

#### DINING ROOM / BEDROOM 1

12'0 x 10'6

Wooden effect strip floor.

#### LIVING ROOM

11'1 x 13'11

Wooden effect strip floor.

#### KITCHEN

Range of high and low level units, built-in hob and underoven, single drainer stainless steel 1/2 bowl sink unit, stainless steel extractor fan.

#### BEDROOM 2

8'8 x 11'5

Wooden effect strip floor.

#### BEDROOM 3

11'1 x 8'1

Wooden effect strip floor.

#### WHITE BATHROOM SUITE

Bath, electric shower unit, low flush w.c, pedestal wash hand basin with mixertaps, spotlights, pvc panelled walls and ceiling.

### FIRST FLOOR

#### BEDROOM 4

10'0 x 10'4

#### BEDROOM 5

9'6 x 10'4

#### OUTSIDE

Off road car-parking, well maintained gardens to front and privately enclosed rear garden, access to studio.













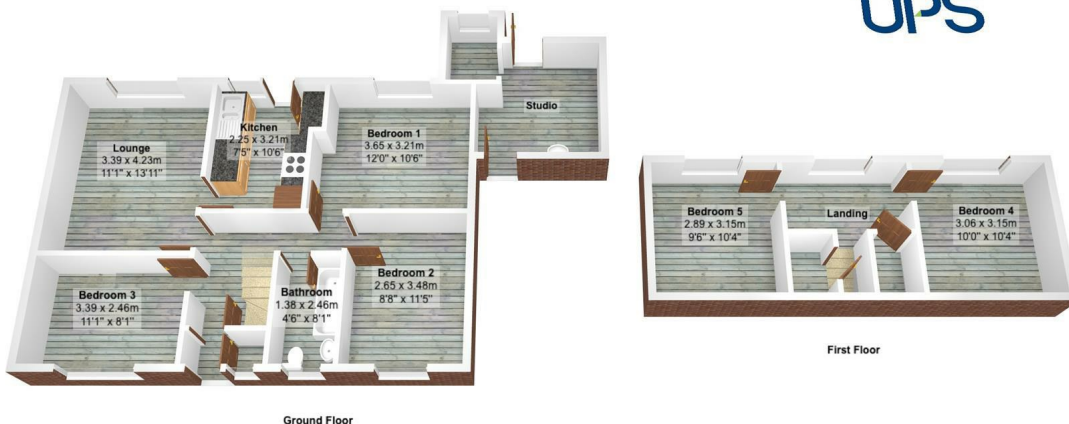






36, Slievegallion Drive, BELFAST, BT11 8JN

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Total Area: 93.4 m<sup>2</sup> ... 1005 ft<sup>2</sup> (excluding studio)  
All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	66
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	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

ANDERSONSTOWN  
028 9060 5200

BALLYHACKAMORE  
028 9047 1515

BALLYMENA  
028 2565 7700

BALLYNAHINCH  
028 9756 1155

BANGOR  
028 9127 1185

CARRICKFERGUS  
028 9336 5986

CAUSEWAY COAST  
0800 644 4432

CAVEHILL  
028 9072 9270

DOWNPATRICK  
028 4461 4101

FORESTSIDE  
028 9064 1264

GLENGORMLEY  
028 9083 3295

MALONE  
028 9066 1929

NEWTOWNARDS  
028 9181 1444

RENTAL DIVISION  
028 9070 1000

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