



## 12 GRANSHA WAY, GLEN ROAD, BELFAST, BT11 8AQ



Superbly placed in this small cul de sac setting within this preferred residential location just off the established and convenient Glen Road, which benefits from tremendous doorstep convenience with accessibility to lots of nearby schools, shops, and transport links, along with an abundance of amenities in Andersonstown, including state-of-the-art leisure facilities and much more!

This detached home offers versatile accommodation extending to around 1348 sq ft and is offered for sale chain-free. An early viewing is strongly recommended.

At first floor level there are three good sized bedrooms, a bathroom with bath and shower enclosure and a separate toilet, located just off the half landing.

Ground floor accommodation includes a good sized entrance hall, a large living / dining room, separate home office / bedroom, extended kitchen with range of high and low level units and a breakfast bar / peninsula, leading to a large sunroom.

Off-road car parking and a privately enclosed rear garden complement the home further, and the location enjoys ease of access to the city centre, a wider motorway network, arterial links, beautiful parklands, and much more!

Early viewing is recommended!

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	59	68
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland EU Directive 2002/91/EC			

OFFERS AROUND £189,950

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### Key Features

- Detached family home superbly placed tucked away in this small cul de sac setting just off the established and highly sought-after Glen Road.
- Feature Sunroom.
- Kitchen open plan to dining area with access to sunroom.
- Upvc double glazing - Gas fired central heating.
- Close to an abundance of amenities in Andersonstown along with state-of-the-art leisure facilities and beautiful parklands.
- Four bedrooms including accessible ground floor bedroom and two separate reception rooms or alternatively three bedrooms and three separate reception rooms.
- Sizeable living room with bay window.
- W.c. and bathroom suite at first floor level.
- Offered for sale chain-free and enjoys tremendous doorstep convenience to lots of schools, shops and transport links.
- Viewing strongly recommended for this spacious detached family home within this preferred location.





## GROUND FLOOR

Upvc double glazed front door to;

### ENTRANCE HALL

To;

### LIVING ROOM

21'6 x 9'7

Wooden effect strip floor, bay window.

### LOUNGE / BEDROOM 4

7'11 x 7'8

### KITCHEN / DINING AREA

18'0 x 10'9

Range of high and low level units, single drainer stainless steel sink unit, breakfast bar, open plan to dining space. Access to;

### SUNROOM

16'11 x 8'10

### W.C

low flush w.c. wash hand basin, towel warmer, tiled walls.

## FIRST FLOOR

### BEDROOM 1

10'2 x 10'0

### BEDROOM 2

8'7 x 8'1

### BEDROOM 3

12'1 x 9'11

Built-in robes.

### BATHROOM

Bath, shower cubicle, wash hand basin, chrome effect towel warmer.

## OUTSIDE

Off road carparking, front garden and enclosed rear garden.

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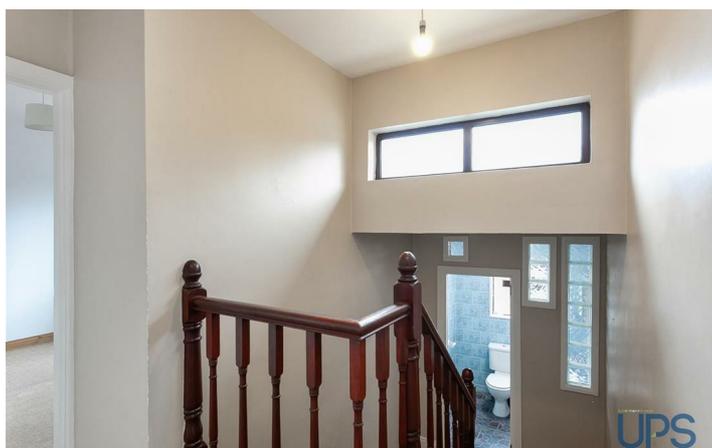








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Questions you may have.

**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. 17908412**

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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