



6 MULROY PARK, GLEN ROAD, BELFAST, BT11 9HY

Offered for sale chain-free, this attractive mid-terrace home enjoys this highly sought-after location within walking distance of Glen Road and enjoys a quiet position yet enjoys tremendous doorstep convenience to include accessibility to lots of schooling, shops, and transport links, together with an abundance of amenities in Andersonstown along with state-of-the-art leisure facilities, cafes, and much more. The Glider service is also available in Andersonstown, and the property benefits from ease of access to the city centre and wider motorway network.

Priced to allow for modernisation, this sale represents a rare opportunity to acquire a competitively priced home within this desirable location that seldom becomes available.

Three good-sized bedrooms and a coloured bathroom suite complete the first-floor accommodation.

On the ground floor, there is a bright and spacious living room as well as a fitted kitchen and dining space.

A privately enclosed rear garden and an oil-fired central heating system, as well as double glazing and a front garden, add further to the appeal of this mid-terrace home offering lots of potential.

We strongly encourage viewing early.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(94 plus) A		
(81-93) B		
(69-80) C		74
(55-68) D		
(43-54) E	47	
(31-42) F		
(13-30) G		
Not energy efficient - higher running costs		
Northern Ireland EU Directive 2002/91/EC		

OFFERS OVER £119,950

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Key Features

- Attractive mid terrace home tucked away in the preferred residential location walking distance to both the Glen and Shaws Road as well as proximity to an abundance of amenities in Andersonstown along with state-of-the-art leisure facilities.
- Bright and spacious living room.
- Coloured bathroom suite.
- Enclosed rear garden.
- Offered for sale chain-free this sale represents a superb opportunity and we have no hesitation in recommending an early viewing.
- Three good sized bedrooms, all with built-in robes.
- Fitted kitchen and dining space.
- Oil fired central heating system / Double glazing.
- Highly sought after location close to lots of schooling, shops and arterial links as well as Colin Glen with its many leading attractions.
- Priced to allow for modernisation.





GROUND FLOOR

Hardwood glass panelled front door to;

ENTRANCE HALL

Laminated wood effect floor.

LIVING ROOM

13'11 x 13'7

Fireplace with tiled hearth and surround.

KITCHEN

13'7 x 9'9

Range of high and low level units, single drainer stainless steel sink unit.

REAR HALLWAY

FIRST FLOOR

LANDING

Hotpress.

BEDROOM 1

10'5 x 10'3

Built-in robe.

BEDROOM 2

11'9 x 10'8

Laminated wood effect floor, built-in robes.

BEDROOM 3

9'2 x 7'11

Built-in robes.

COLOURED BATHROOM SUITE

Bath, low flush w.c, pedestal wash hand basin, tiled walls.

OUTSIDE

Outdoor tap, enclosed rear garden.

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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. 17922881

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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