



## 15 COOLNASILLA AVENUE, GLEN ROAD, BELFAST, BT11 8LD

A substantial detached well presented and maintained extended family home located off the increasingly popular Glen Road, that enjoys a private south facing site, within this established highly regarded residential area that continues to be in high demand. Four good bright well appointed bedrooms and three separate reception rooms. Extended fitted kitchen open to a casual dining area with separate utility room. Recently installed luxury white shower suite. Upvc double glazed windows / gas fired central heating system. Feature double doors / balcony on landing. Recently installed, further downstairs luxury shower suite / w.c. Feature floor coverings. Good presentation. Integral garage / double pillars, with gates, driveway to front with ample car parking Exceptional doorstep convenience within easy walking distance of leading Schools and good transport links. Private mature south facing gardens. Only upon viewing can this superior and appealing family home be truly appreciated, hence recommending early viewing. Chain free. Well worth an inspection.

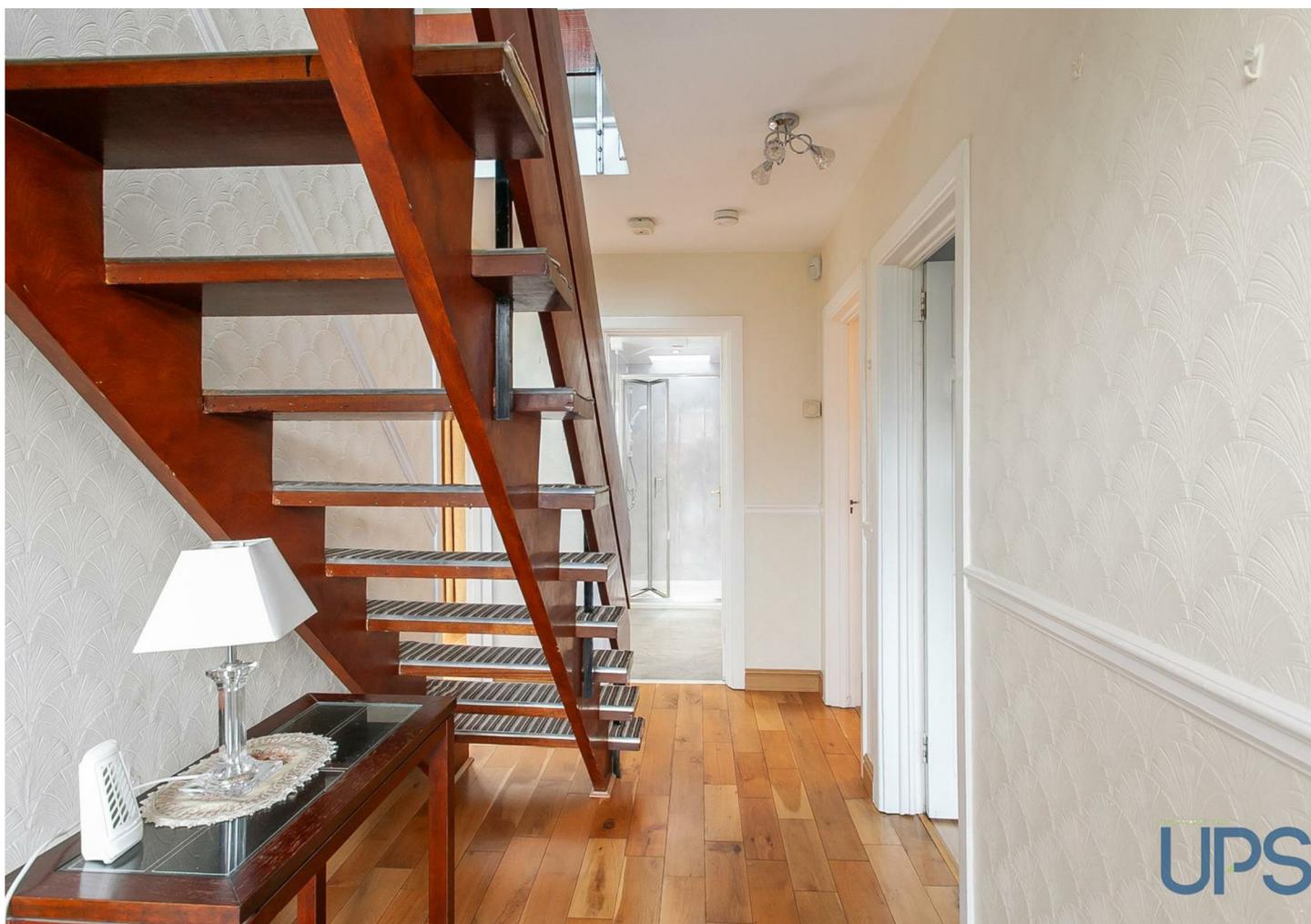
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(29-38)	F		
(1-28)	G		
Not energy efficient - higher running costs			
		65	70

Northern Ireland EU Directive 2002/91/EC

OFFERS OVER £264,950

## Key Features

- Substantial extended detached family home that enjoys an extensive site.
- Three separate reception rooms.
- Separate utility room.
- Upvc double glazed windows.
- Downstairs luxury shower suite.
- Four good bright bedrooms with built furniture
- Extended fitted kitchen open to a casual dining area.
- Recently installed luxury white shower suite.
- Gas fired central heating.
- Integral garage / private south facing secure rear gardens / Chain free.





## GROUND FLOOR

### OPEN ENTRANCE PORCH

Upvc double glazed entrance door to;

### ENTRANCE HALL

Wood strip floor.

### LOUNGE

18'9 x 12'3

Feature tiled fireplace with marble inset and hearth, gas fire inset. Feature double patio doors.

### LIVING ROOM

10'4 x 9'8

Wooden effect strip floor.

### FAMILY ROOM

10'8 x 8'4

Open to

### EXTENDED KITCHEN / DINING AREA

15'10 x 11'10

Range of high and low level units, formica work surfaces, tiling.

### SEPARATE UTILITY ROOM

8'5 x 7'3

Plumbed for washing machine.

### LUXURY WHITE SHOWER SUITE

Shower cubicle, electric shower unit, low flush w.c. wash hand basin, vanity unit, pvc wall coverings.

## FIRST FLOOR

### BEDROOM 1

10'9 x 10'4

Wooden effect strip floor.

### BEDROOM 2

10'9 x 8'3

Wooden effect strip floor.

### BEDROOM 3

8'7 x 8'2

Worcester gas boiler.

### BEDROOM 4

10'9 x 10'8

Wooden effect strip floor.

### LUXURY SHOWER SUITE

Fully tiled shower cubicle, thermostatically controlled shower unit, wash hand basin, vanity unit, tiling, low flush w.c. ceramic tiled floor, heated towel rail.

### OUTSIDE

Extensive, private and secure rear south facing gardens, pillars, gates to front. Ample car parking and lawns to front

### INTEGRAL GARAGE

16'7 x 18'2

Roller door, light and power.

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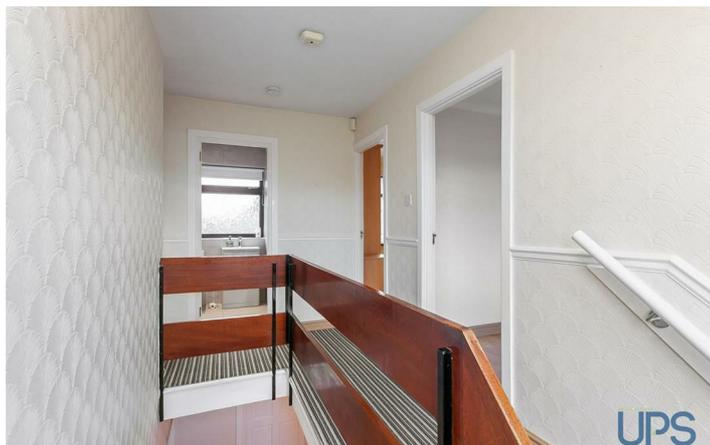
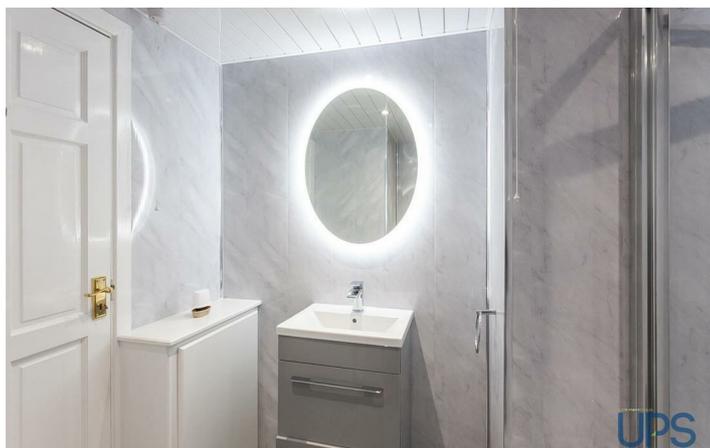








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Questions you may have.

**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. 17930082**

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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