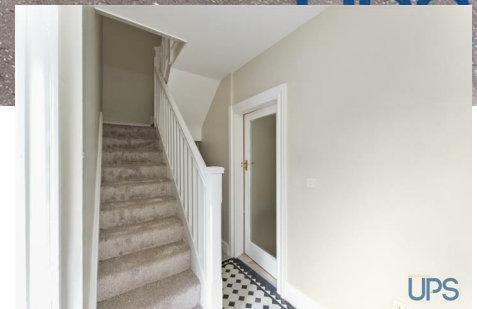




## 16 GLEN ROAD, BELFAST, BT11 8BE



Newly refurbished, this stylish semi-detached home is now ready for the lucky new owner to simply add their furniture, coupled with this preferred residential location on the main Glen Road, which benefits from tremendous doorstep convenience along with a short walk to excellent transport links, including the Glider service and The Kennedy Centre, with its extensive range of stores and services, including Sainsbury's, and accessibility to Lidl and Asda/Westwood Centre, as well as an abundance of amenities in Andersonstown together with state-of-the-art leisure facilities, restaurants, and cafes, to name a few!

The home boasts fashionable living space, and some of the recent improvements include a new roof, kitchen, shower room, upgraded wiring, and a cosmetic overhaul. The charming accommodation briefly comprises: Three bedrooms, the principal bedroom with a bay window, and a modern, newly installed shower room with decorative tiling and spotlights complete the first floor.

On the ground floor, there is a welcoming entrance hall with a notable period tiled floor and a comfortable living room with a bay window, a beautiful Herringbone laminate floor, and cornicing. In addition, there is a dining room also benefiting from a newly laid Herringbone laminate floor and newly installed spotlights, which leads to the newly installed eye-catching fitted kitchen with a newly laid Herringbone laminate floor, beautiful tiling, and newly installed feature double doors that lead to the enclosed, low-maintenance garden.

Offered for sale chain-free, the home benefits further from double glazing and an oil-fired central heating system, as well as being within easy reach of the city centre, the wider motorway network, and all of Belfast's hospitals, not to mention the beautiful parklands and Boucher Road with its many popular retail parks.

Early viewing recommended.

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>		
(43-54) <b>E</b>		
(31-42) <b>F</b>		
(13-30) <b>G</b>		
Not energy efficient - higher running costs		
Northern Ireland		
EU Directive 2002/91/EC		

OFFERS OVER £184,950

## Key Features

- Stylish semi detached home that has been newly refurbished and is ready for the lucky new owner to simply add their furniture!
- Three bedrooms, principal bedroom with bay window.
- Comfortable living room with bay window and beautiful Herringbone effect floor and additional feature dining room with spotlights.
- Feature double doors from the kitchen to an enclosed, low maintenance garden.
- Tremendous doorstep convenience to include a short walk to excellent transport links along with the Glider service and accessibility to an abundance of amenities in Andersonstown.
- Recent improvements to include, new roof, kitchen, shower room, wiring upgraded and cosmetic overhaul.
- Newly installed shower room.
- Eye-catching fitted kitchen with newly laid Herringbone effect floor.
- Double glazing / Oil fired central heating.
- Chain free, and close to lots of schools, and a short walk to the Kennedy Centre/Sainsbury's, Lidl and Asda as well as the city centre and Boucher Road being with easy reach.





## GROUND FLOOR

Upvc double glazed front door to;

### WELCOMING ENTRANCE HALL

Period tiled floor.

### LIVING ROOM

13'3 x 9'1

Feature bay window, Herringbone effect wood strip floor, cornicing.

### DINING ROOM

14'1 x 8'9

Herringbone effect wood strip floor, spotlights, access to;

### NEWLY INSTALLED KITCHEN

Range of high and low level units, single drainer stainless steel 1 1/2 bowl sink unit, built-in hob and underoven, stainless steel extractor fan, Herringbone effect wood strip floor, beautiful partially tiled walls, vertical radiator, feature Upvc double glazed double doors to enclosed garden.

## FIRST FLOOR

### BEDROOM 1

13'3 x 9'1

Bay window.

### BEDROOM 2

9'3 x 5'6

### BEDROOM 3

9'4 x 6'8

Built-in robes.

## NEWLY INSTALLED SHOWER ROOM

Shower cubicle, electric shower unit, low flush w.c, wash hand basin and storage unit, chrome effect sanitary ware, vertical radiator, spotlights, beautiful tiled walls and floor, pvc stripped ceiling.

## OUTSIDE

privately enclosed rear garden.

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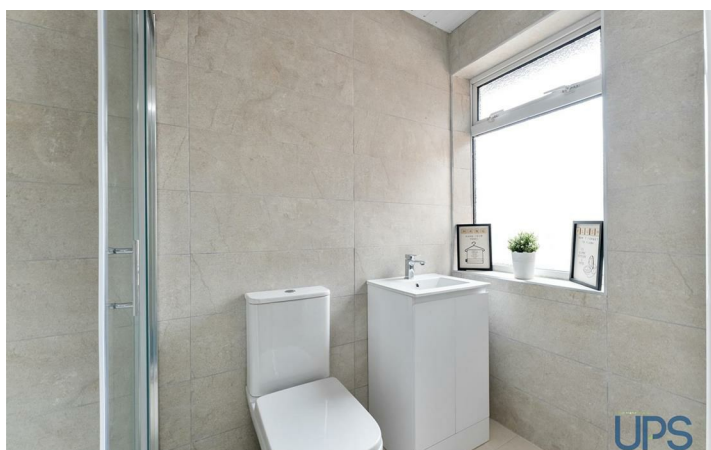
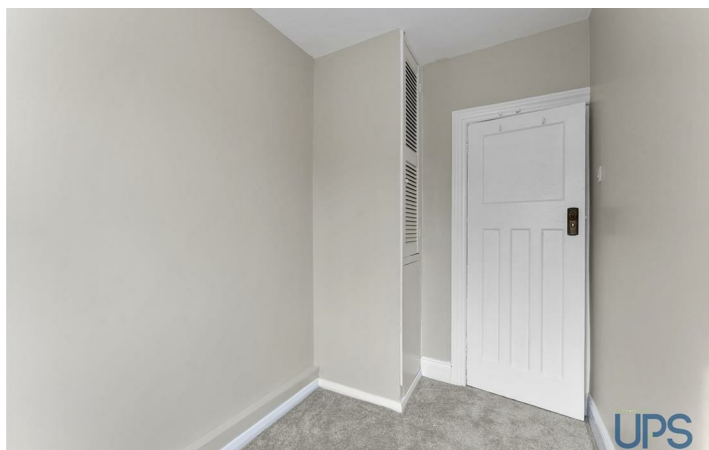








## 16 GLEN ROAD, BELFAST, BT11 8BE



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. 17932259**

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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