



2 GLEN MANOR, GLEN ROAD, BELFAST, ANTRIM, BT11 8QP

A welcomed opportunity to purchase this sizeable detached residence superbly placed tucked away in this exclusive and small cul de sac location shared with only 3 other detached homes.

This preferred residential location enjoys ease of access to lots of nearby schools, shops, and transport links, as well as proximity to an abundance of amenities in Andersonstown, along with state-of-the-art leisure facilities, restaurants, and much more.

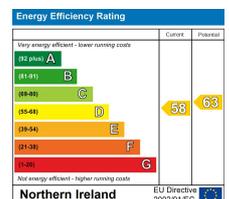
This chain-free, double-fronted detached home is a star buy, and the well-appointed living accommodation is briefly outlined below.

Four bedrooms, a principal bedroom with a private en-suite shower room, a white bathroom suite, and a spacious feature landing complete the first-floor living.

On the ground floor, there is a spacious and welcoming entrance hall with a cloakroom and handy downstairs WC, together with a large living room with a solid wooden floor, an attractive fire place, and a sliding patio door providing access to the rear garden. In addition, a fitted kitchen open plan to a dining area completes the ground floor.

The Kennedy Centre is close by with all its stores and services, including Sainbrury's, and accessibility to Lidl and Asda, as well as Boucher Road with its many popular retail parks, not to mention a short commute to the city centre. There is also availability for the Glider service on the Andersonstown and Falls Roads.

Early viewing is strongly recommended.



OFFERS AROUND £279,950

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Key Features

- Exceptional double-fronted detached home offered for sale chain-free and ideally located tucked away in this private cul de sac setting just off the established and highly sought-after Glen Road.
- Four bedrooms, principal bedroom with private en-suite shower room.
- Fitted kitchen open plan to sizeable dining / entertaining area.
- White bathroom suite at first floor level / Feature, spacious landing.
- Upvc double glazing / Oil fired central heating.
- Ideal location close to lots of nearby schools, shops and transport links along with an abundance of amenities in Andersonstown including state-of-the-art leisure facilities.
- Large, bright and airy living room with access to privately enclosed rear garden.
- Welcoming entrance hall with conveniently positioned cloakroom and W.C.
- Brick paviour driveway, off street car-parking leading to detached garage (constructed circa.2023) with roller door, light and power and sink unit.
- Excellent transport links nearby including the Glider service on the Andersonstown/Falls Road as well as the wider motorway network and easy reach of the city centre to name a few!





GROUND FLOOR

Upvc double glazed front door to:

ENTRANCE HALL

Wooden effect strip floor.

DOWNSTAIRS W.C / CLOAKROOM

Low flush w.c, pedestal wash hand basin, chrome effect sanitary ware, extractor fan, partially tiled walls.

LIVING ROOM

20'3 x 10'1

Solid wood floor, cornicing, attractive fireplace, Upvc double glazed sliding patio door to rear garden.

KITCHEN / DINING AREA

18'6 x 11'0

Range of high and low level units, single drainer 1 1/2 bowl sink unit, built-in oven, partially tiled walls, wooden effect strip floor, open plan to dining space.

FIRST FLOOR

SPACIOUS LANDING

Cornicing, hotpress / storage.

BEDROOM 1

12'3 x 10'9

Built-in robes.

ENSUITE SHOWER ROOM

Shower cubicle, electric shower unit, low flush w.c, pedestal wash hand basin, chrome effect sanitary ware, extractor fan, tiled walls and floor.

BEDROOM 2

11'1 x 9'4

BEDROOM 3

11'10 x 7'3

BEDROOM 4

WHITE BATHROOM SUITE

Bath with mixertaps, telephone hand shower, low flush w.c, pedestal wash hand basin, gold effect sanitary ware, tiled walls and floor, extractor fan.

OUTSIDE

Privately enclosed brick paviour garden, side area, outdoor tap, driveway to:

DETACHED GARAGE

Light and power, plumbed for washing machine, single drainer stainless steel sink unit, oil-fired boiler.

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UPS



UPS



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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. 17936446

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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