



6 COOLNASILLA DRIVE, GLEN ROAD, BELFAST, BT11 8JX



A superior modernised upgraded and freshly presented substantial detached family home within this established, sought after residential area off the increasingly popular Glen Road. Four good, well appointed bright bedrooms. Two separate reception rooms to include lounge / living / dining area with picture windows enjoying a rear garden outlook. Newly installed luxury finished kitchen. Contemporary white bathroom suite. Upvc double glazed windows and doors. Gas fired central heating system / Worcester boiler / feature wood burner. Feature floor coverings / internal doors. Contemporary glass detailing / staircase on landing. Downstairs cloakroom/ WC. Good, fresh, youthful presentation throughout. Detached garage / separate utility room. Private and mature rear gardens. Car parking / driveway with double gates to front. Excellent doorstep convenience within easy walking distance of leading Schools / shops / Transport links. Fantastic family home that can only be truly appreciated upon viewing. Well worth a visit, this property will not disappoint.

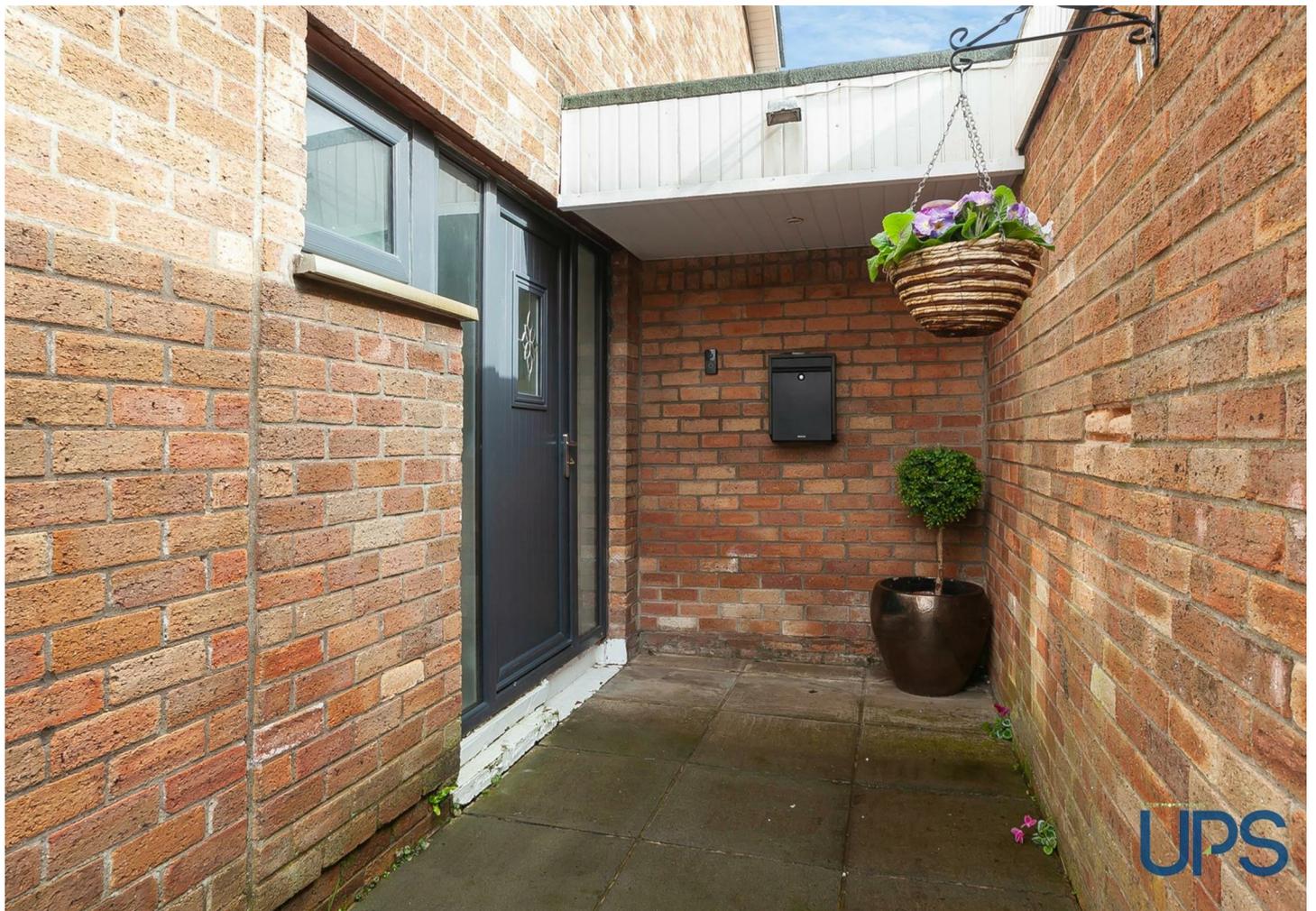
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	68
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

OFFERS AROUND £249,950

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Key Features

- Superior modernised substantial detached family home.
- Two separate reception rooms.
- Newly installed luxury finished kitchen.
- Downstairs cloakroom / w.c.
- Upvc double glazing.
- Four good well appointed bright bedrooms.
- Lounge / living / dining area with feature picture windows.
- Contemporary white bathroom suite.
- Gas fired central heating system.
- Private and mature landscaped rear gardens / detached garage / Exceptional presentation.





GROUND FLOOR

OPEN ENTRANCE PORCH

To:

ENTRANCE HALL

Feature entrance door, Ceramic tiled floor.

DOWNSTAIRS

CLOAKROOM

Low flush w.c, pedestal wash hand basin. Feature flooring.

LOUNGE / LIVING / DINING AREA

21'3 x 12'3
Ceramic tiled floor, cast iron wood burner, feature picture windows with rear garden outlook, downlighters, open to:

LUXURY FITTED KITCHEN

14'6 x 6'8
Range of high and low level units, feature work tops, downlighters, belfast sink, integrated dishwasher

FAMILY ROOM

11'2 x 8'9
Ceramic tiled floor, down lighters.

FIRST FLOOR

Feature staircase with contemporary glass detailing on landing.

BEDROOM 1

15'0 x 10'8
Downlighters.

BEDROOM 2

9'8 x 9'6
Wooden effect strip floor.

BEDROOM 3

9'8 x 8'7

BEDROOM 4

9'5 x 7'2

LANDING

Built-in robe, Worcester gas boiler.

LUXURY WHITE BATHROOM SUITE

Panelled bath, electric shower unit, shower screen, wash hand basin with vanity unit, tiling, ceramic tiled floor. W.c feature tiling.

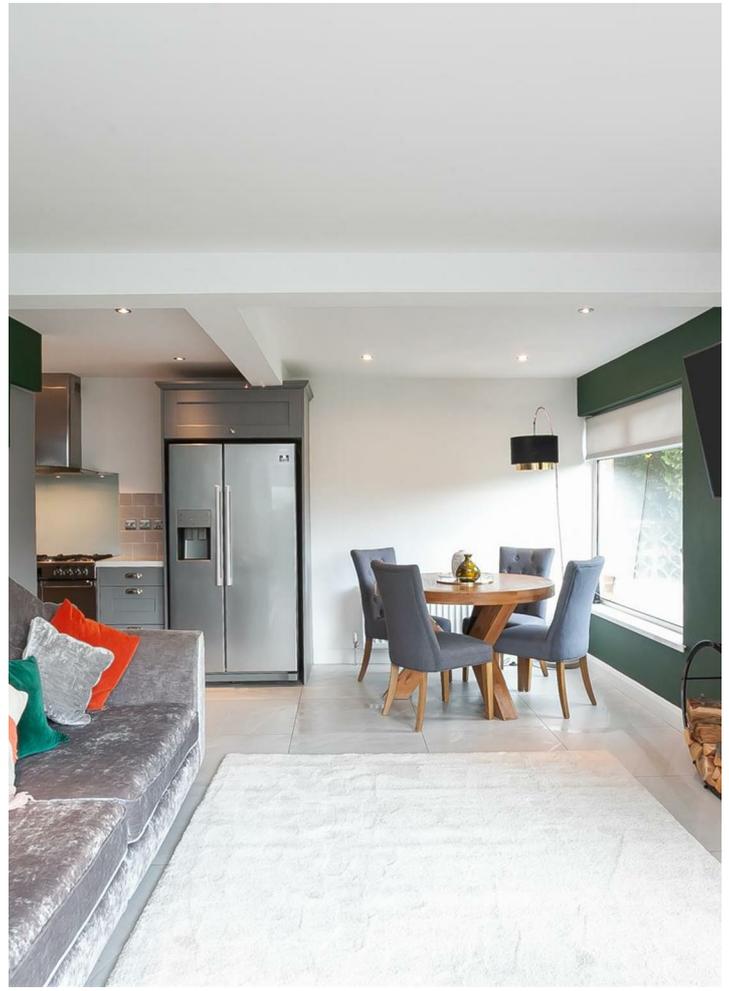
OUTSIDE

Private and mature landscaped rear gardens, car parking / driveway with double gates to front. Flagging and paving with planted areas, outside lights.

DETACHED GARAGE / SEPARATE UTILITY ROOM

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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. 17948169

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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