



6 GRANSHA WAY, GLEN ROAD, BELFAST, BT11 8AQ



An extended semi detached well maintained and presented comfortable family home offering approximately 1091 Sq / Ft living space, that enjoys a prime and private position within this popular established cul de sac location. Three good bright comfortable bedrooms. Two generous separate reception rooms. Extended luxury fitted kitchen with a casual dining area. Luxury white shower suite with separate w.c. Developed, floored and sheeted roofspace / storage. Upvc double glazed windows. Oil fired central heating system. Large detached garage / driveway, carparking to front and side. Private, mature and secure rear gardens. Exceptional doorstep convenience within easy walking distance of schools / shops / transport links. Established Glen Road location. Chain free, well worth a visit.

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(94 plus) A		
(81-93) B		
(69-80) C		
(55-68) D		
(43-54) E		
(31-42) F		
(21-30) G		
Not energy efficient - higher running costs		
	58	31
Northern Ireland EU Directive 2002/91/EC		

OFFERS AROUND £179,950

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Key Features

- Extended semi detached well maintained family home in an established residential Cul-de Sac.
- Two generous reception rooms.
- Luxury white shower suite.
- Oil fired central heating system.
- Private and mature rear gardens.
- Three good bright comfortable bedrooms.
- Extended luxury fitted kitchen with casual dining area.
- Upvc double glazed windows.
- Large detached garage.
- Chain free / well worth visit.





GROUND FLOOR

Upvc double glazed entrance door to;

ENTRANCE HALL

To;

LOUNGE

12'5 x 11'4

Feature Fireplace inset and hearth.

LIVING ROOM

11'6 x 10'7

EXTENDED KITCHEN / DINING AREA

16'4 x 6'9

Range of high and low level units, formica work surfaces, single drainer stainless steel sink unit, 4 ring ceramic hob, fridge and freezer, downlighters.

FIRST FLOOR

BEDROOM 1

11'6 x 10'5

Built-in robes.

BEDROOM 2

11'5 x 9'3

Double built-in robe.

BEDROOM 3

8'4 x 7'2

LUXURY SHOWER SUITE

Fully tiled shower cubicle with electric shower unit, wash hand basin, ceramic tiled floor, hotpress with copper cylinder.

SEPARATE W.C

Ceramic tiled floor, tiling.

DEVELOPED ROOFSPACE / STORAGE

17'7 x 9'8

Floored and sheeted, storage into eaves.

OUTSIDE

Driveway to front, side and rear. Double gates. Gardens front and rear in lawns, paving and fencing.

DETACHED GARAGE

Light and power, up and over door, housed oil fired boiler and pvc tank.

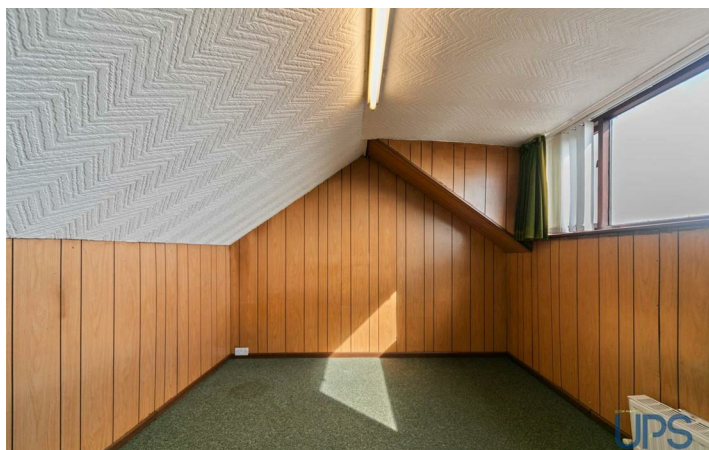
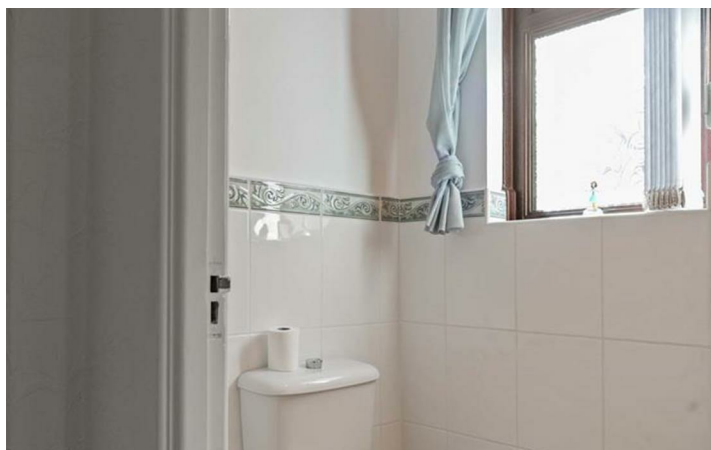
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Questions you may have.

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. 17950412

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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