



## 20 GLENBAWN AVENUE, POLEGLASS, BELFAST, BT17 0TL



A beautifully and freshly upgraded end-of-terrace home superbly placed within this popular residential location that benefits from tremendous doorstep convenience to include lots of schooling, shops, and transport links, as well as the Glider service and much more!

Offered for sale chain-free and ready to move into for the lucky new owner, this outstanding home is a star buy, and the accommodation is briefly outlined below.

Three good-sized bedrooms and a modern white bathroom suite complete the first floor.

On the ground floor, there is a spacious and welcoming entrance hall with a bright and airy living room that has a feature bay window and a fitted kitchen open plan to a sizeable dining area that has an excellent storage cupboard and an additional storage cupboard in the rear hallway.

Off-road car parking and good-sized front and rear gardens, together with gas-fired central heating and Upvc double glazing, as well as a higher-than-average energy rating (EPC C-70), all add further to the appeal of this wonderful home.

The new Colin Connect Transport Hub linking West Belfast, East Belfast, and Titanic Quarter via the city centre on the Translink Glider service, along with the up-graded state-of-the-art Brook Leisure Centre and the recently completed Páirc Nua Chollann on the Stewartstown Road, plus all of the amenities in both Belfast and Lisburn, as well as Colin Glen,

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(94 plus) A			
(81-93) B			
(69-80) C			
(55-68) D			
(39-54) E			
(29-38) F			
(1-28) G			
Not energy efficient - higher running costs			
Northern Ireland		70	71
EU Directive 2002/91/EC			

OFFERS AROUND £124,950

## Key Features

- Beautifully upgraded end of terrace home offered for sale chain-free and enjoying this popular location with tremendous doorstep convenience.
- Bright and airy living room with feature bay window.
- Gas fired central heating / Upvc double glazing / Higher-than-average energy rating (EPC C-70)
- Off road carparking.
- Close to lots of schools, shops and transport links along with the Glider service and both Belfast and Lisburn.
- Three good sized bedrooms.
- Fitted kitchen open plan to sizeable dining area.
- Modern white bathroom suite.
- Freshly decorated throughout and ready for the lucky new owner to simply add their furniture.
- Early viewing strongly recommended for this beautiful home.







## GROUND FLOOR

Upvc double glazed front door to:

### SPACIOUS ENTRANCE HALL

Tiled floor.

### LIVING ROOM

12'3 x 11'11

Wooden effect strip floor.

### KITCHEN / DINING AREA

15'6 x 9'11

Range of high and low level units, single drainer stainless steel sink unit, built-in hob, stainless steel extractor fan, built-in oven, tiled floor, partially tiled walls, excellent storage cupboard, open plan to sizeable dining space.

### REAR HALLWAY

Additional storage cupboard, Upvc double glazed back door.

## FIRST FLOOR

### LANDING

Worcester gas boiler.

### BEDROOM 1

12'3 x 8'10

Wooden effect strip floor.

### BEDROOM 2

10'2 x 8'6

Wooden effect strip floor, built-in robes.

### BEDROOM 3

9'8 6'6

Wooden effect strip floor.

## WHITE BATHROOM SUITE

Bath, telephone hand shower, low flush w.c, wash hand basin and storage cabinet, chrome effect sanitary ware, beautiful tiled walls and floor.

## OUTSIDE

Off road carparking / brick paviour driveway, good sized front garden, privately enclosed, good sized rear garden and additional patio space.

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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. 17951813**

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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