



## 10 HAMILL GLEN, GLEN ROAD, BELFAST, BT11 8SN



This is an extremely rare opportunity to purchase this beautiful semi-detached home, superbly located within this exclusive and quiet cul de sac setting just off the established and highly sought-after Glen Road, and therefore enjoys tremendous doorstep convenience to include accessibility to lots of nearby schools, shops, and transport links along with arterial routes and an abundance of amenities in Andersonstown, including state-of-the-art leisure facilities, restaurants, and much more!

The property offers plenty of storage, and the well-appointed living accommodation is briefly outlined below.

There are three good-sized bedrooms, two bedrooms with built-in robes, and an excellent storage cupboard on the landing, together with a white bathroom suite with beautiful tiling and access to a developed roof space with storage into the eaves that has been floored, providing further storage, which completes the upper-floor living.

On the ground floor, there is a spacious and welcoming entrance hall with access to a bright and airy living room with bay window and a sizeable, fitted kitchen/dining area with further storage cupboards, as well as a handy located downstairs WC.

In addition, there is a gas-fired central heating system and Upvc double glazing, as well as off-road car parking and a privately enclosed rear garden with an outdoor tap and additional side area, along with a well-maintained front garden enclosed by a wall, railings, pillars, and gates.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(91-101)	B		
(81-90)	C		
(71-80)	D		
(61-70)	E		
(51-60)	F		
(41-50)	G		
Not energy efficient - higher running costs			
Northern Ireland		73	73
EU Directive 2002/91/EC			

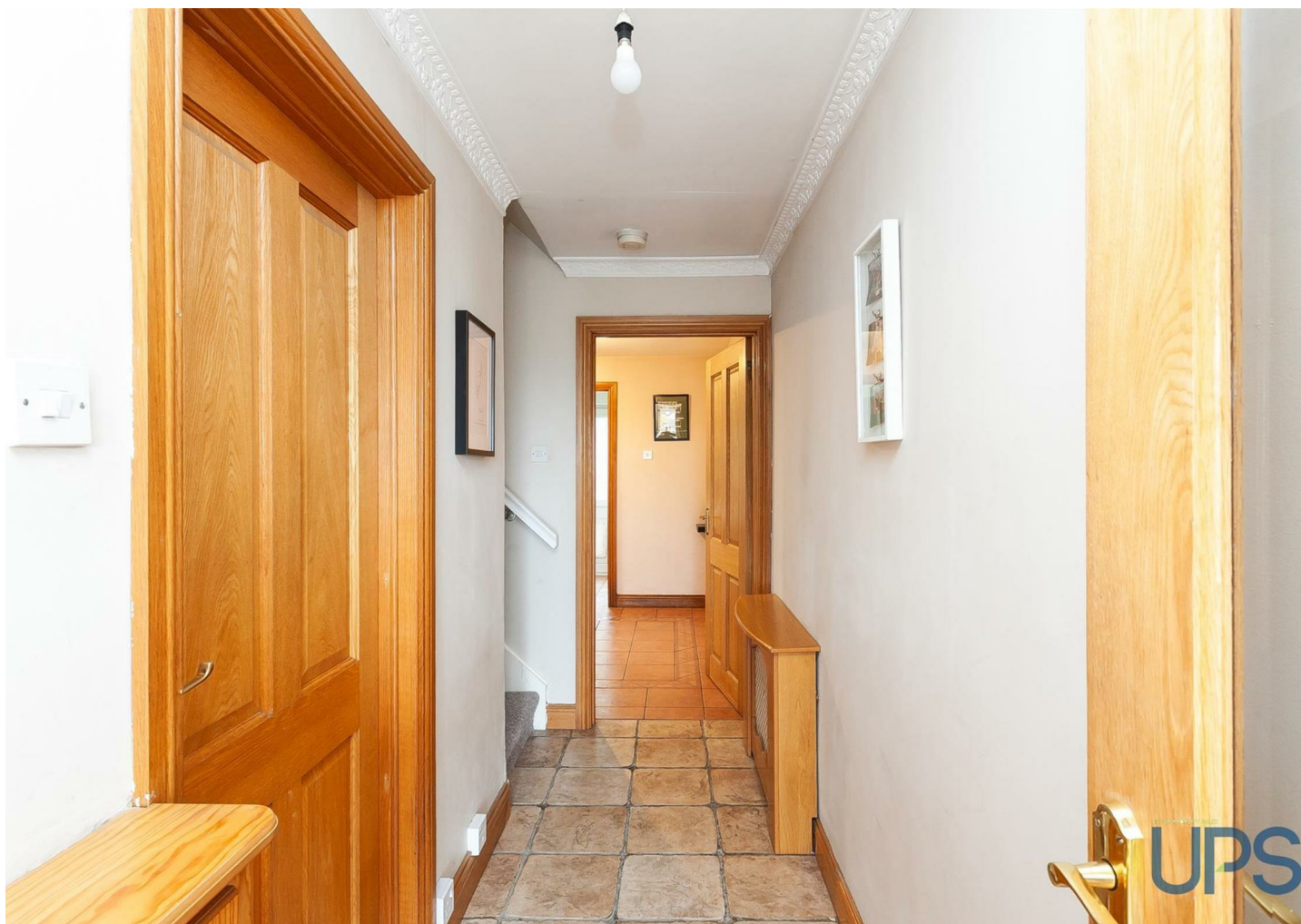
OFFERS OVER £179,950



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### Key Features

- Beautiful semi-detached home tucked away in this small and quiet cul de sac setting just off the established and highly sought-after Glen Road!
- Bright and airy living room with bay window.
- Downstairs w.c.
- Upvc double glazing / Gas fired central heating system / Higher-than-average energy rating (EPC C-73)
- Superb location close to lots of schools, shops and transport links along with an abundance of amenities in Andersonstown along with state-of-the-art leisure facilities.
- Three good-sized bedrooms, two bedrooms with built-in robes, and access from the landing to a developed roof space with storage in the eaves.
- Fitted kitchen open plan to sizeable dining space and access to further storage.
- White bathroom suite on first floor with beautiful tiling.
- Off road carparking and well-maintained garden to front / privately enclosed rear garden and additional side area.
- Close to a wider motorway network, arterial links, and Colin Glen, Ireland's leading adventure park, plus much more!



UPS



## GROUND FLOOR

Upvc double glazed front door to;

## ENTRANCE PORCH

Hardwood glass panelled inner door to;

## SPACIOUS ENTRANCE HALL

To;

## LIVING ROOM

Bay window, wooden effect strip floor.

## KITCHEN / DINING AREA

Range of high and low level units, single drainer stainless steel 1 1/2 bowl sink unit, extractor canopy, partially tiled walls, tiled floor, storage cupboard.

## DOWNSTAIRS W.C

Low flush w.c, wash hand basin, tiled floor.

## FIRST FLOOR

## BEDROOM 1

Built-in robes.

## BEDROOM 2

Built-in robes, laminate wood effect floor, attractive views.

## BEDROOM 3

Laminated wood effect floor.

## WHITE BATHROOM SUITE

Bath, electric shower unit, low flush w.c, wash hand basin, chrome effect sanitary ware, chrome effect towel warmer, beautiful tiled walls, tiled floor, pvc stripped ceiling.

## LANDING

Storage cupboard. Stairs to;

## DEVELOPED ROOFSPACE

Laminated wood effect floor, velux window, storage into eaves, floored for storage.

## OUTSIDE

Privately enclosed rear garden, additional side area, wall to front, railing, pillars and gates, off road carparking.



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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. 18007242**

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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