



## 74A GLEN ROAD, BELFAST, BT11 8BH



A fantastic opportunity to purchase this ground floor apartment tucked away in this small and quiet cul-de-sac development within walking distance of the Glen Road, Gransha shops, and excellent transport links, as well as having accessibility to the Kennedy Centre with its many stores and services, including Sainsbury's, not to mention proximity to Lidl and Asda, along with an abundance of amenities in Andersonstown, which includes state-of-the-art leisure facilities and much more!

The location is close to arterial routes, the wider motorway network, and the city centre is also within easy reach, and this charming, easy-to-manage apartment is a star buy; the accommodation is briefly outlined below.

Two good-sized bedrooms and a large living room, which has access to a separate fitted kitchen. There is also a recently installed modern shower room and UPVC double glazing, as well as recently added modern electric heaters and access to communal car parking.

A beautiful home with a real sense of space, and with its own front door access, together with this settled and highly sought-after location that seldom becomes available, we have no hesitation in recommending viewing to avoid disappointment.

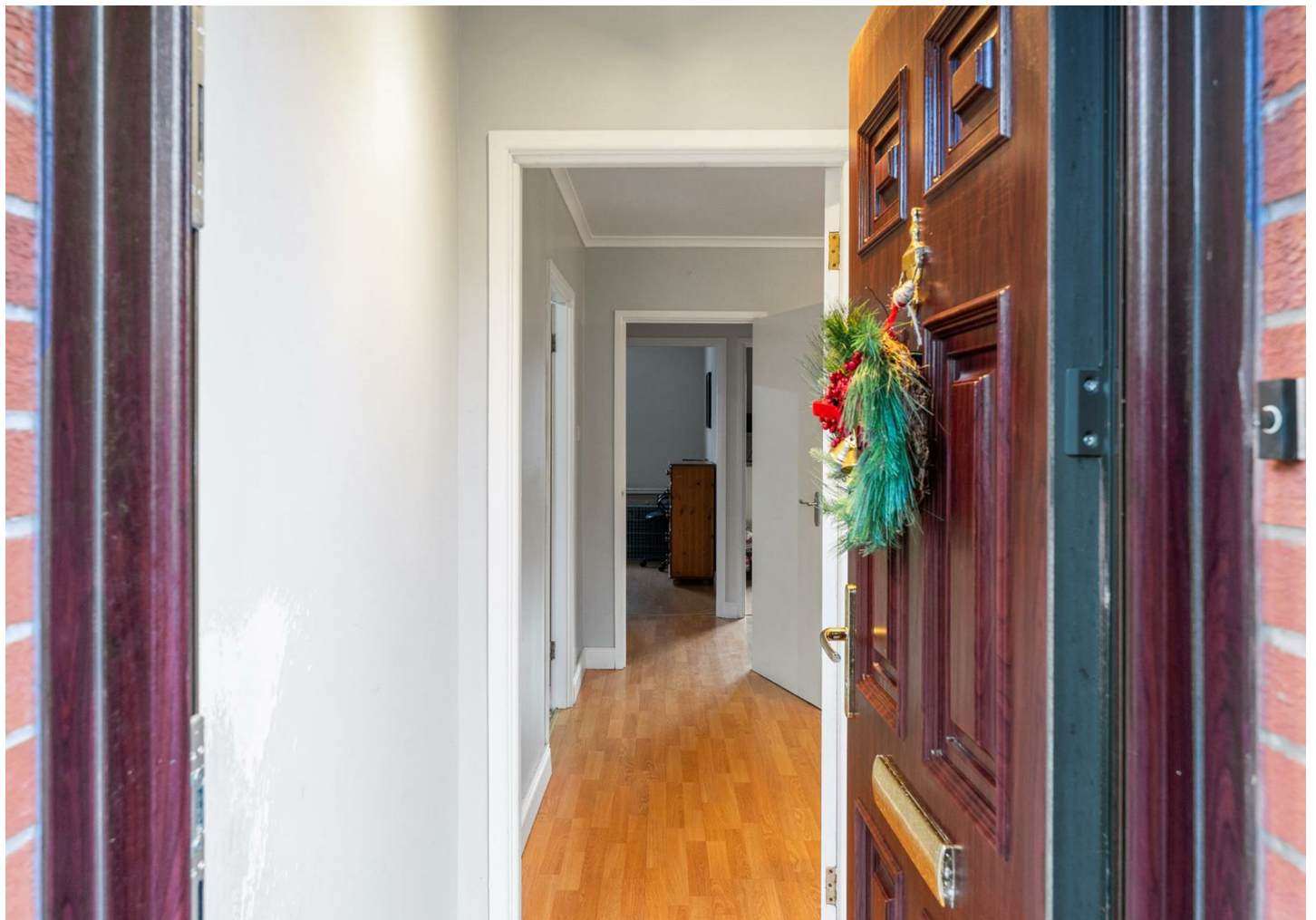
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	63	70
Northern Ireland EU Directive 2002/91/EC		

OFFERS AROUND £127,500

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### Key Features

- Ground floor apartment tucked away in this small and quiet cul de sac development within walking distance of the Glen Road.
- Large living room with access to a separate fitted kitchen that has been recently painted and benefits from an upgraded hob and oven.
- Upvc double glazing / newly up-graded electric heaters.
- A beautiful home with a real sense of space with it's own front door access.
- Excellent transport links with accessibility to the Kennedy Centre and an abundance of amenities in Andersonstown.
- Two good sized bedrooms.
- Recently installed modern shower room.
- Access to communal carparking.
- Highly sought after location that seldom becomes available.
- We have no hesitation in recommending early viewing.







## GROUND FLOOR

Upvc double glazed front door to;

## ENTRANCE PORCH

Laminated wood effect floor,  
hardwood front door to;

## LIVING ROOM

16'7 x 13'0  
Laminated wood effect floor,  
cornicing.

## LUXURY KITCHEN

10'9 x 6'11  
Range of high and low level units,  
single drainer 1 1/2 bowl sink unit,  
built-in hob and underoven,  
extractor fan.

## NEW INSTALLED SHOWER SUITE

Shower cubicle, electric shower  
unit, low flush w.c, wash hand basin  
and storage unit, black effect  
sanitary ware, chrome effect towel  
warmer, extractor fan, beautiful  
tiled floor.

## BEDROOM 1

12'1 x 10'9

## BEDROOM 2

10'9 x 10'5  
Laminated wood effect floor, built-  
in robes, cornicing.

## REAR HALLWAY

Storage cupboard.

## OUTSIDE

Communal car parking.



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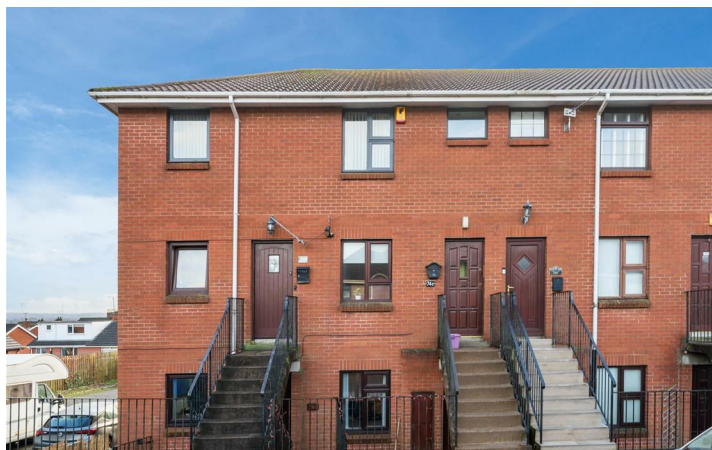








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Questions you may have.

**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. 18236145**

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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