



## 37 GLENKEEN, POLEGLASS, BELFAST, BT17 0SH



Offered for sale for the first time since construction, which was around 1986, this well-maintained semi-detached home is ideally placed, tucked away in this small cul-de-sac setting that enjoys proximity to schools, shops and transport links, along with the Glider service and both Belfast and Lisburn, to name a few!

Offered for sale chain-free and enjoying a higher-than-average energy rating (EPC C-72), this attractive home is not to be missed, and the accommodation is briefly outlined below.

Three bedrooms and a modern shower room on the first floor.

On the ground floor there is a welcoming entrance hall and a bright and airy living room as well as a kitchen which is open plan to a sizeable dining space.

Other qualities include gas-fired central heating and UPVC double glazing together with off-road car parking and a privately enclosed, well-maintained rear garden and patio.

A beautiful home in this very popular location, and we have no hesitation in recommending an early viewing to avoid disappointment.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(94-100) <b>A</b>			
(81-93) <b>B</b>			
(69-80) <b>C</b>		72	72
(55-68) <b>D</b>			
(43-54) <b>E</b>			
(31-42) <b>F</b>			
(1-30) <b>G</b>			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

OFFERS AROUND £144,950



## 37 GLENKEEN, POLEGLASS, BELFAST, BT17 0SH

### Key Features

- Well maintained semi detached home ideally placed tucked away in this small cul de sac setting.
- Bright and airy living room.
- Gas fired central heating system.
- Off road carparking and privately enclosed, well maintained rear garden and patio.
- A beautiful home within this popular location.
- Three bedrooms and modern shower room on the first floor.
- Kitchen open plan to sizeable dining area.
- Upvc double glazing.
- Offered for sale for the first time since construction which was around 1986.
- Early viewing highly recommended.





## GROUND FLOOR

Upvc double glazed front door to:

### ENTRANCE HALL

Tiled floor.

### LIVING ROOM

15'9 x 12'4

Wooden effect strip floor.

### KITCHEN / DINING AREA

15'9 x 11'4

Range of high and low level units, single drainer stainless steel sink unit, built-in hob and underoven, extractor fan, plumbed for washing machine, storage cupboard, open plan to dining space.

## FIRST FLOOR

### LANDING

Storage cupboard housing Worcester boiler.

### BEDROOM 1

10'6 x 8'8

Built-in robes.

### BEDROOM 2

12'6 x 8'8

Dual windows.

### BEDROOM 3

9'11 x 7'0

### MODERN SHOWER ROOM

Shower cubicle, thermostatically controlled shower unit, low flush w.c, wash hand basin and storage unit, chrome effect sanitary ware, chrome effect towel warmer, spotlights, pvc stripped ceiling and walls.



## 37 GLENKEEN, POLEGLASS, BELFAST, BT17 0SH





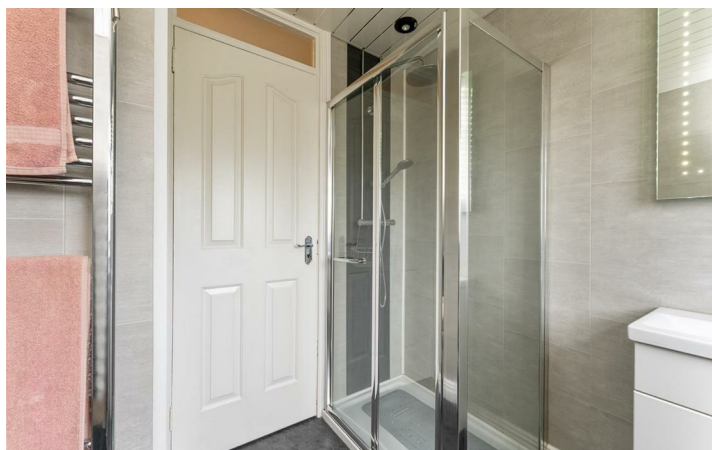








## 37 GLENKEEN, POLEGLASS, BELFAST, BT17 0SH



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. 18344367**

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.

ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN  
028 9060 5200

BALLYHACKAMORE  
028 9047 1515

BALLYNAHINCH  
028 9756 1155

BANGOR  
028 9127 1185

CARRICKFERGUS  
028 9336 5986

CAVEHILL  
028 9072 9270

DONAGHADEE  
028 9188 8000

DOWNPATRICK  
028 4461 4101

FORESTSIDE  
028 9064 1264

GLENGORMLEY  
028 9083 3295

MALONE  
028 9066 1929

NEWTOWNARDS  
028 9181 1444

RENTAL DIVISION  
028 9070 1000



Conor Beirne trading under licence as Ulster Property Sales (Andersonstown)  
©Ulster Property Sales is a Registered Trademark