



47 NORFOLK DRIVE, GLEN ROAD, BELFAST, BT11 8AF

Public Notice

Address: 47, Norfolk Drive Glen Road, Belfast, BT11 8AF

We are acting in the sale of the above property and have received an offer of £195,250

Any interested parties must submit any higher offers in writing to the selling agent before an exchange of contracts takes place. EPC rating 26/39



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(43-54) E		
(31-42) F	26	39
(21-30) G		
Not energy efficient - higher running costs		
Northern Ireland EU Directive 2002/91/EC		

ASKING PRICE £169,950

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Key Features

- Attractive red-brick period home ideally placed in this highly sought-after residential cul-de-sac location that is in very high demand.
- Two separate reception rooms.
- White bathroom suite on the first floor.
- Good-sized enclosed mature rear garden.
- Close to lots of schools, shops and transport links, along with the Glider service and arterial routes.
- Three good-sized bedrooms, a principal bedroom with a bay window.
- Extended kitchen.
- Oil fired central heating / Upvc double glazing.
- Chain free.
- The wider motorway network is easily accessible, as is the city centre and an abundance of amenities in Andersonstown – viewing strongly recommended.





GROUND FLOOR

Front door to spacious entrance hall;

LIVING ROOM

13'10 12'2

LOUNGE

18'8 11'4
Open plan to dining area;

KITCHEN

11'9 8'5
Range of high and low level units, single drainer stainless steel 1 1/2 bowl sink unit;

FIRST FLOOR

BEDROOM 1

13'4 11'10

BEDROOM 2

11'3 11'10

BEDROOM 3

7'2 6'1

WHITE BATHROOM SUITE

Bath, low-flush W.C, pedestal wash hand basin;

OUTSIDE

Off-road car parking. Good-sized, enclosed, mature rear garden.

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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 Gareth 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. 18351389

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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