



33 COLINBROOK DRIVE, BELFAST, BT17 0PG



A rare opportunity to purchase this larger four-bedroom house type, ideally positioned with a privately enclosed extensive rear garden that can be heard to come across, together with being offered for sale chain-free and enjoying proximity to lots of nearby amenities that include schools, shops and transport links, along with the Glider service, arterial routes and the motorway network, to name a few!

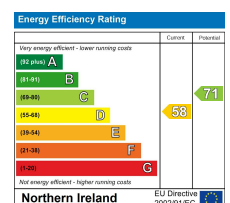
The well-appointed living space extends to around an impressive 1166 sqft and is perfectly located in this extremely desirable location that continues to be in high demand; the spacious accommodation is briefly outlined below.

Four good-sized bedrooms and a shower room at first-floor level.

On the ground floor there is a spacious and welcoming entrance hall with excellent storage cupboards, a handy downstairs w.c. and a bright and airy living room, as well as a fitted kitchen that is open plan to a sizeable dining/entertaining area.

Other qualities include oil-fired central heating and UPVC double glazing as well as an extensive privately enclosed rear garden and flagged patio that enjoys a bright southerly position.

Viewing is strongly recommended for this larger house type that rarely becomes available.



OFFERS AROUND £149,950

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Key Features

- An extraordinarily substantial terrace home extending to around an impressive 1166 sqft and is perfectly positioned with extensive privately enclosed gardens.
- Large living room.
- Downstairs W.C.
- UPVC double glazing / oil-fired central heating.
- Close to lots of schools, shops and transport links, along with the Glider service and convenient to both Belfast and Lisburn.
- Four good-sized bedrooms.
- Fitted kitchen open plan to a sizeable dining/entertaining area.
- Shower suite on the first floor.
- Extensive privately enclosed gardens and a patio that enjoy a bright southerly position.
- Early viewing strongly recommended!



UPS



GROUND FLOOR

Hardwood glass panelled front door to;

SPACIOUS AND WELCOMING ENTRANCE HALL

Laminated wood effect floor, storage cupboards x 3.

DOWNSTAIRS W.C

Low flush w.c, wash hand basin.

LIVING ROOM

19'0 x 10'4

Laminated wood effect floor, fireplace with tiled hearth and surround.

KITCHEN / DINING AREA

20'1 x 10'4

Range of high and low level units, single drainer stainless steel sink unit, open plan to sizeable dining / entertaining area, Upvc double glazed back door.

FIRST FLOOR

LANDING

Hotpress.

BEDROOM 1

11'1 x 10'9

BEDROOM 2

10'8 x 6'10

BEDROOM 3

11'0 x 10'11

BEDROOM 4

15'2 x 9'3

SHOWER ROOM

Shower facility, electric shower unit, low flush w.c, wash hand basin, extractor fan, partially tiled walls.

OUTSIDE

Extensive, enclosed rear garden, additional flagged patio.

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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. 18366789

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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