



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!

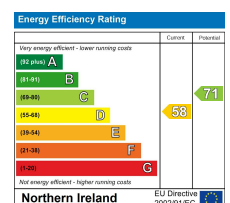
The well-appointed living space extends to around an impressive 1166 sqft and is perfectly located in this extremely desirable location that continues to be in high demand; the spacious accommodation is briefly outlined below.

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

33 COLINBROOK DRIVE, BELFAST, BT17 0PG

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.

33 COLINBROOK DRIVE, BELFAST, BT17 0PG







33 COLINBROOK DRIVE, BELFAST, BT17 0PG



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.

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