



ULSTER PROPERTY SALES

UPS

ANDERSONSTOWN BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



26 GLENGOLAND AVENUE,
STEWARTSTOWN ROAD,

OFFERS AROUND £279,950

An outstanding opportunity to purchase this chain-free detached bungalow ideally positioned with show-stopping extensive rear gardens that benefit from a south-facing position and an incredible green backdrop with towering trees which make for the ultimate secluded summertime entertaining space. The extensive site offers potential to further extend, subject to normal consents, and offers a most peaceful setting that rarely presents itself.

The versatile accommodation extends to around 1117 sq ft, and the home is perfectly positioned in this desirable and family-friendly neighbourhood, which is close to lots of amenities, including schools and shops, and only a short walk to transport links along with the Glider service. The living space is briefly outlined below.

Four bedrooms and one plus reception room or alternatively three bedrooms and two plus reception rooms; bedroom 1 has a private en-suite shower room, and there is access from the large entrance hall via a pull-down ladder to a floored roof space. The main living room enjoys large dual windows allowing plenty of light and adding to the bright and airy feel.

In addition, there is a fitted kitchen which is open plan to a sizeable dining area and also access to a conservatory which soaks in the breathtaking gardens. There is also a white bathroom suite with decorative tiling, and the property has oil-fired central heating, is mostly double-glazed and has an attached garage.

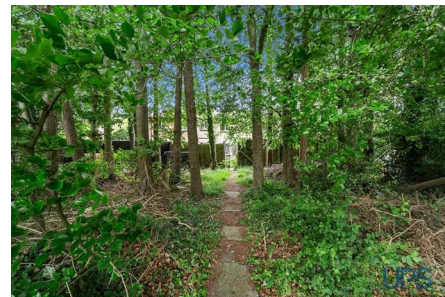
Colin Glen Ireland's leading adventure park is very close, as are golf courses, state-of-the-art leisure facilities and beautiful parklands, not to mention arterial routes and the motorway network, all adding to the appeal of this rare opportunity, and the lucky new owner will enjoy adding their own stamp and making a very special home with exceptional grounds.

Viewing comes strongly recommended for this striking detached bungalow!



Key Features

- An exciting opportunity to purchase this large, detached bungalow offering versatile accommodation of around 1117 sq ft!
- Four bedrooms, a principal bedroom with an en-suite shower room and one plus reception room, or alternatively, three bedrooms and two plus reception rooms.
- White bathroom suite with decorative tiling.
- Oil-fired central heating / Mostly double-glazed. Off-road car parking and an attached garage.
- Family-friendly neighbourhood close to lots of schools and shops and only a short walk to excellent transport links along with the Glider service!
- Showstopping extensive south-facing rear gardens with beautiful towering trees providing an eye-catching green backdrop and the ultimate secluded summertime spot.
- Kitchen which is open plan to a sizeable dining space and has access to a conservatory which overlooks the exceptional, mature gardens.
- Access to a developed roof space via a pull-down ladder in the spacious entrance hall.
- The property is offered for sale chain-free and enjoys this extensive site with lots of potential to extend further subject to normal consents.
- Early viewing is strongly recommended for this unique opportunity that seldom presents itself.



GROUND FLOOR

Upvc front door to;

SPACIOUS AND WELCOMING ENTRANCE HALL

Store cupboard. Access to developed roof-space via a pull down ladder.

LIVING ROOM

19'8 x 11'7

Double doors to;

KITCHEN / DINING AREA

19'6 x 7'5

Range of high and low level units, single drainer stainless steel 1 1/2 bowl sink unit, open plan to dining space, hardwood glass panelled door to;

CONSERVATORY

14'5 x 8'7

Tiled floor, attractive views of extensive gardens. Sliding patio doors to garden.

LOUNGE / BEDROOM 4

15'6 x 8'10

WHITE BATHROOM SUITE

Bath, electric shower unit, low flush w.c, wash hand basin and storage cabinet, chrome effect towel warmer, chrome effect sanitary ware, spotlights, beautiful tiled walls and floor, hotpress / storage.

BEDROOM 1

12'5 x 9'10

Wooden effect strip floor.

ENSUITE SHOWER ROOM

Shower cubicle, electric shower unit, towel warmer, sink unit with storage, extractor fan, beautiful views over the garden.

BEDROOM 2

10'8 x 9'0

Wooden effect strip floor.

BEDROOM 3

8'2 x 7'10

OUTSIDE

Extensive, mature south facing rear gardens, beautiful green back drop, additional flagged patio, outdoor tap, off road carparking, good sized front garden.

DETACHED GARAGE





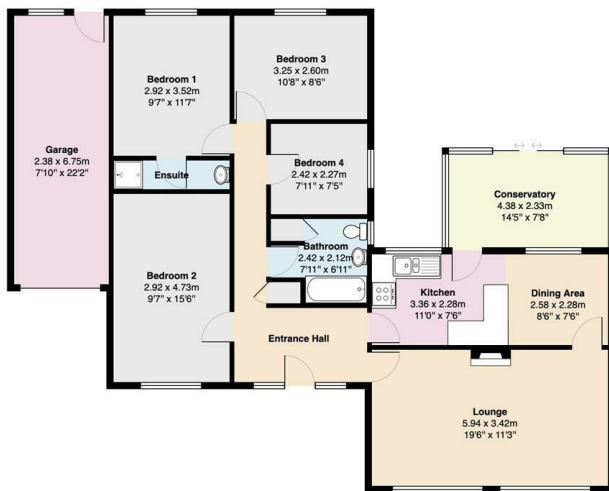






26, Glengoland Avenue, Dunmurry, BELFAST, BT17 0HY

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Total Area: 103.8 m² ... 1117 ft² (excluding garage, floored roofspace)
All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	26	40
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC

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 our mortgage advisor on 028 9060 5200.

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.

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

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NEWTOWNARDS
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RENTAL DIVISION
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The Property
Ombudsman
SALES

OFT
Approved code

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