



35 GLENALINA PARK, BELFAST, BT12 7LD



An attractive end-of-terrace home ideally placed on the generous corner position within this highly sought-after residential location that enjoys tremendous doorstep convenience, including accessibility to lots of schools, shops and transport links, along with ease of access to the city centre and wider motorway network, to name a few!

The property is offered for sale chain free and enjoys proximity to an abundance of amenities, including state-of-the-art leisure facilities, beautiful parklands and much more. The well-appointed accommodation is briefly outlined below.

Three bedrooms at first-floor level.

On the ground floor there is a spacious and welcoming entrance hall with a downstairs shower room as well as a bright and airy living room that has a bay window and access to a separate fitted kitchen.

Other qualities include gas-fired central heating and UPVC double glazing as well as an enclosed, low-maintenance flagged rear garden together with an additional well-maintained side and front garden.

A very popular location, and we have no hesitation in recommending viewing early to avoid disappointment!

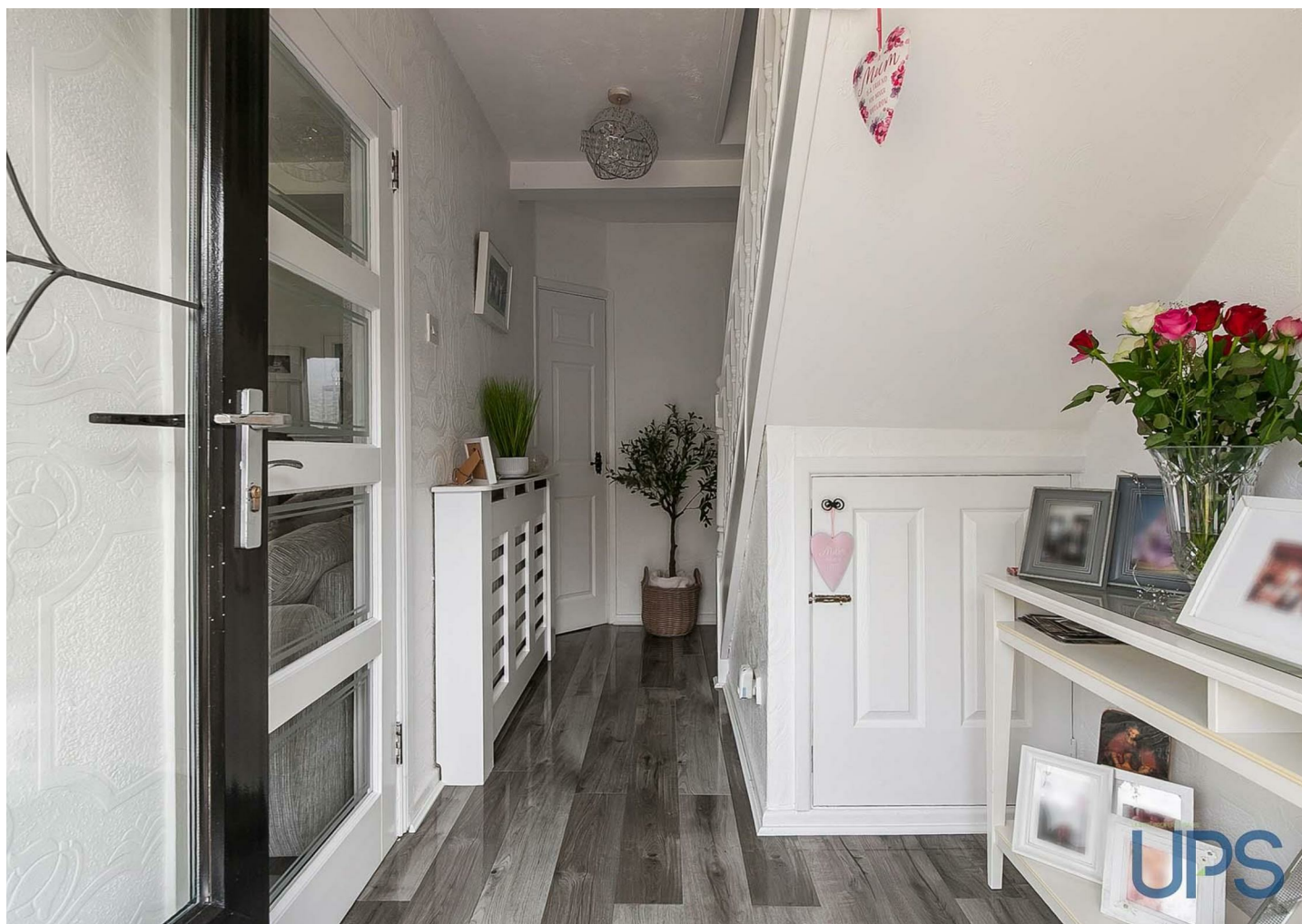
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		
EU Directive 2002/91/EC		

OFFERS OVER £139,950

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Key Features

- Superb first-time purchase – attractive end-of-terrace home on this generous corner position within this hugely popular residential location.
- Ground floor shower room.
- Separate fitted kitchen open plan to dining space.
- Offered for sale chain free.
- Easy commute to the city centre, arterial routes and the wider motorway network.
- Three bedrooms at first-floor level.
- Bright and airy living room with a bay window.
- Gas central heating / Upvc double glazing.
- Close to lots of nearby schools, shops and transport links, along with an abundance of amenities in Andersonstown.
- Early viewing is strongly advised for this beautiful home that offers potential to extend further subject to normal consents.



UPS



GROUND FLOOR

Upvc double glazed front door to spacious and welcoming entrance hall, wooden effect stripped floor.

LIVING ROOM

15'0 11'11

Wooden effect stripped floor, bay window.

KITCHEN / DINING AREA

13'1 6'0

Range of high and low level units, single drainer stainless steel sink unit, built-in hob and under oven, partially tiled walls, tiled floor, open plan to dining space.

SHOWER ROOM

Shower cubicle, thermostatically controlled shower unit, low-flush w.c., pedestal wash hand basin, chrome effect sanitary ware, chrome effect towel warmer, PVC stripped walls and ceiling, spotlights, extractor fan, and tiled floor.

FIRST FLOOR

Storage cupboard housing gas boiler.

BEDROOM 1

12'2 9'11

BEDROOM 2

11'3 10'1

Attractive elevated views.

BEDROOM 3

10'8 6'6

OUTSIDE

Well-maintained front, side and rear gardens include a

well-maintained, low-maintenance, good-sized flagged rear garden with a storage facility and outdoor tap.

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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. 18390277

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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