

ULSTER PROPERTY SALES

# UPS

**ANDERSONSTOWN BRANCH**

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**116 COLINVALE,  
POLEGLASS, BELFAST, BT17**

**OFFERS AROUND £129,950**

A striking mid-terrace home, tucked away within this small and highly sought-after cul-de-sac, benefiting from excellent doorstep convenience and accessibility to a wide range of schools, shops, and transport links, including easy access to both Belfast and Lisburn. The property is also ideally positioned close to the abundance of amenities in Andersonstown, including leisure facilities, beautiful parklands, cafés, restaurants, and much more.

The home offers fashionable, well-presented accommodation, and backs onto Colin Glen, providing a superb green backdrop with mature trees. The accommodation is briefly outlined below.

On the first floor, there are two bedrooms, including a spacious principal bedroom featuring dual windows, spotlights, and a built-in robe. The luxury white bathroom suite includes a bath, a separate shower cubicle, and attractive tiling.

The ground floor comprises a welcoming entrance porch leading to a bright and airy living room with a bay window. There is also an eye-catching, high-gloss fitted kitchen, open plan to a generous dining and entertaining area.

The Glider service is close by, and the property has been beautifully maintained and presented. We have no hesitation in recommending an early viewing to avoid disappointment.



## Key Features

- A striking mid-terrace home beautifully tucked away in a quiet cul-de-sac, backing onto Colinglen Forest Park and enjoying a mature, green backdrop.
- Bright and airy living room featuring a bay window.
- Luxurious white bathroom suite featuring a bath, separate shower cubicle, and beautiful tiling.
- Off-road parking and a privately enclosed, low-maintenance rear garden with attractive views of mature trees and greenery.
- Conveniently located close to both Belfast and Lisburn, with easy access to arterial routes, the wider motorway network, and a wealth of amenities in Andersonstown.
- Two bedrooms, including a spacious principal bedroom featuring dual windows, spotlights, and a built-in robe.
- Luxury high-gloss fitted kitchen open-plan to a spacious dining and entertaining area.
- Oil-fired central heating and UPVC double glazing. Roof-space access via pulldown ladder, fully floored with lighting and power sockets, providing excellent storage.
- Beautifully presented throughout, this home offers easy access to numerous nearby schools, shops, transport links, and the Glider service.
- Early viewing strongly recommended!



### GROUND FLOOR

Upvc double glazed front door to:

#### ENTRANCE PORCH

Wooden effect strip floor, inner door to:

#### LIVING ROOM

14'9 x 9'4

Wooden effect strip floor, bay window.

#### HIGH GLOSS LUXURY KITCHEN / DINING AREA

14'8 x 10'11

Range of high and low level units, single drainer stainless steel sink unit, plumbed for washing machine, built-in oven, built-in hob, stainless steel extractor fan, kick board lighting, beautiful tiled floor, excellent storage cupboard, open plan to sizeable dining space, Upvc double glazed back door.

### FIRST FLOOR

#### LANDING

Storage cupboard.

#### BEDROOM 1

14'7 x 9'11

Dual windows, spotlights, built-in robes.

#### BEDROOM 2

10'9 x 7'8

Wooden-effect strip flooring. Access to roof space via pulldown ladder, fully floored with lighting and power sockets, offering excellent storage.

### LUXURY WHITE BATHROOM SUITE

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

### OUTSIDE

Privately enclosed, low maintenance rear garden, beautiful views over mature trees, attractive green back drop.











116 Colinvale, Dunmurry, BELFAST, BT17 0JW

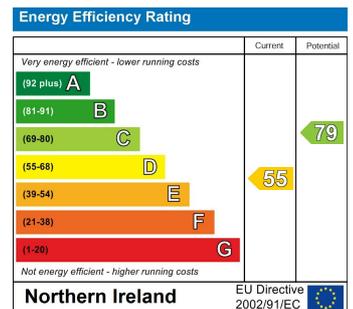


Ground Floor

First Floor

Total Area: 61.2 m<sup>2</sup> ... 659 ft<sup>2</sup>

All measurements are approximate and for display purposes only



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.

As part of our legal obligations under The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, we are required to verify the identity of both the vendor and purchaser in every property transaction.

To meet these requirements, all estate agents must carry out Customer Due Diligence checks on every party involved in the sale or purchase of a property in the UK.

We outsource these checks to a trusted third-party provider. A charge of £20 + VAT per person will apply to cover this service.

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