



ULSTER PROPERTY SALES

# UPS

**ANDERSONSTOWN BRANCH**138 Andersonstown Road, Belfast,  
Antrim, BT11 9BY

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NETWORK STRENGTH – LOCAL KNOWLEDGE



## 97 COLINGLEN ROAD, DUNMURRY, BELFAST, BT17 0NP

A unique opportunity to acquire a well presented and finished red brick, detached, family home that commands a landscaped, elevated position within this highly regarded location. Four good, well appointed bedrooms and one generous reception room or alternatively three bedrooms and two reception rooms. Principle bedroom with ensuite shower room. Contemporary fitted, luxury finished kitchen open to a casual dining area. Separate utility room. Luxury white bathroom suite with feature roll top bath and separate shower cubicle. Downstairs cloakroom / w.c. Feature floor coverings/ internal doors. Upvc double glazed windows. Oil fired central heating system. Feature roller gate to secure, private car parking. Feature landscaped Sun terrace with magnificent views. A superior elevated position surrounded by magnificent countryside and an open aspect to rear with breathtaking elevated views towards the Mourne Mountains, enjoying accessibility to every amenity, from Schools, Shops and only around 5 minutes to an abundance of amenities in Andersonstown, around 15 minutes to both Belfast & Lisburn city centres while both the International and City Airports can be reached in under 20 minutes. A property well worth viewing.

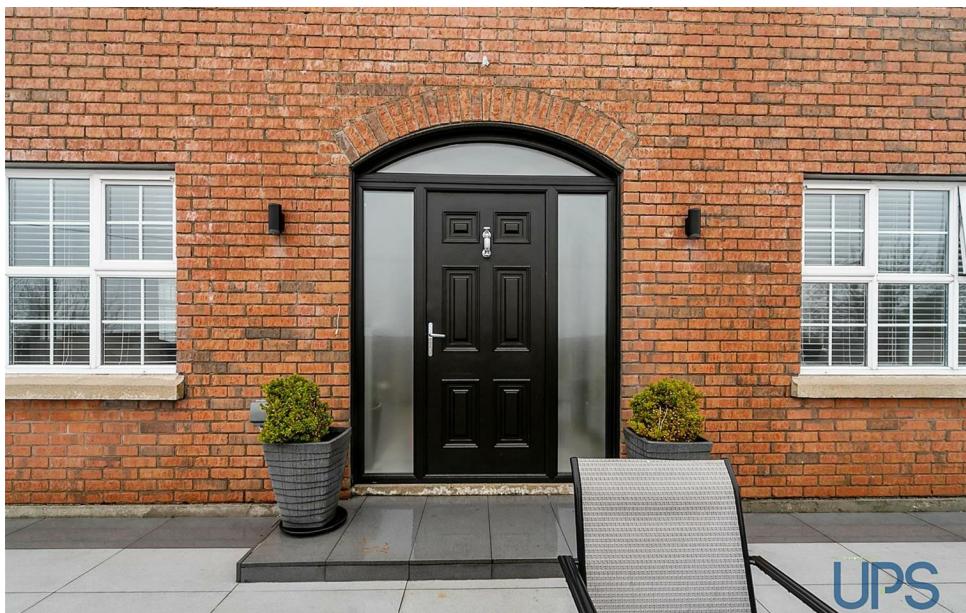
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(A2 plus) A		
(B1-91) B		
(C1-85) C		
(D1-84) D	64	
(E1-84) E		
(F1-31) F		
(G1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		
EU Directive 2002/91/EC		

**OFFERS AROUND £384,950**

## Key Features

- Well presented and finished, red brick detached family home.
- Principle bedroom with ensuite shower room.
- Separate utility room.
- Downstairs cloakroom / w.c.
- Oil fired central heating system.
- Four good, well appointed bedrooms and one generous reception room or alternatively three bedrooms and two reception rooms.
- Contemporary fitted luxury finished kitchen open to a casual dining area.
- Luxury white bathroom suite with feature roll top bath and separate shower cubicle.
- Upvc double glazed windows.
- Feature roller gate to secure, private car parking / Outstanding views.





## GROUND FLOOR

Composite Upvc double glazed entrance door to;

## ENTRANCE HALL

Feature tiled flooring / oak and glass feature banister.

## LOUNGE

15'8 x 12'3

Feature fireplace with inset and slate hearth, wood burner, wooden effect strip floor.

## DINING ROOM /

## BEDROOM 4

13'8 x 12'6

Wooden effect strip floor, feature wood panelling.

## LUXURY KITCHEN /

## DINING AREA

19'6 x 9'6

Range of high and low level units, feature work tops, 5 ring gas hob, overhead extractor hood, feature oven, sink unit, tiling, feature flooring, casual dining area.

## UTILITY ROOM

Feature flooring, plumbed for washing machine.

## REAR PORCH

Feature tiled floor with further storage.

## OWNSTAIRS WC/

## SEPARATE CLOAKROOM

Wash hand basin, low flush w.c. vanity unit, feature flooring.

## FIRST FLOOR

Feature oak and glass banister.

## PRINCIPLE BEDROOM 1

16'5 x 11'7

## ENSUITE SHOWER ROOM

Fully tiled shower cubicle, thermostatically controlled shower unit, low flush w.c. wash hand basin with vanity unit, chrome heated towel rail.

## BEDROOM 2

13'5 x 12'6

Feature wall panelling.

## BEDROOM 3

19'8 x 9'2

Velux window, wooden effect strip floor.

## WHITE BATHROOM SUITE

Feature roll top bath with claw feet, wash hand basin with vanity unit, ceramic tiled floor, low flush wc, heated towel rail, downlighters, velux window.

## OUTSIDE

Feature roller gate to secure, private, car parking. Landscaped feature sun terrace / paved patio to lawned area with feature boundary fencing.

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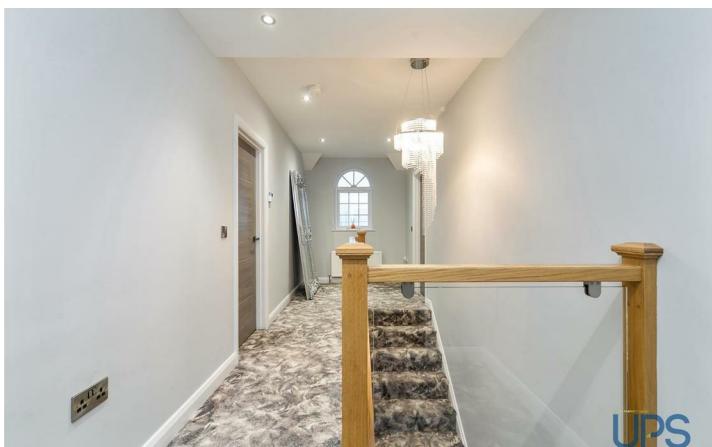


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## Questions you may have.

**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 Conor 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. 16904562**

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.

ULSTER PROPERTY SALES.CO.UK

ANDERSONSTOWN  
028 9060 5200

BANGOR  
028 9127 1185

DONAGHADEE  
028 9188 8000

GLENGORMLEY  
028 9083 3295

RENTAL DIVISION  
028 9070 1000

BALLYHACKAMORE  
028 9047 1515

CARRICKFERGUS  
028 9336 5986

DOWNPATRICK  
028 4461 4101

MALONE  
028 9066 1929

BALLYNAHINCH  
028 9756 1155

CAVEHILL  
028 9072 9270

FORESTSIDE  
028 9064 1264

NEWTOWNARDS  
028 9181 1444



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