



## 12 NORFOLK ROAD, OFF GRANSHA GREEN / GLEN RD, BELFAST, BT11 8DE



A comfortable, well maintained and presented semi detached property that enjoys a south facing, bright, elevated position within this established, sought after location. Three good, comfortable bedrooms and one generous reception room. Fitted kitchen. White bathroom suite. Upvc double glazed windows / eaves and fascia also in Upvc. Gas fired central heating. Good presentation. Private and secure rear gardens. Fantastic doorstep convenience within walking distance to schools / shops / public park / transport links / Falls Park / Glen Road. Competitively priced first time buy. Well worth a visit.

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			
(29-38) F			
(13-28) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

OFFERS AROUND £134,950



## Key Features

- Comfortable well maintained and presented semi detached property.
- One generous reception room.
- White bathroom suite.
- Gas fired central heating.
- Competitively priced first time buy.
- Three good comfortable bright bedrooms.
- Fitted kitchen.
- Upvc double glazed windows / eaves and fascia also in Upvc.
- Private rear garden / Fantastic doorstep convenience.
- Well worth a visit.





## GROUND FLOOR

### OPEN ENTRANCE PORCH

To;

### ENTRANCE HALL

Cloaks space downstairs.

### LOUNGE

15'4 x 11'5

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

### FITTED KITCHEN

11'6 x 8'7

Range of high and low level units, formica work surfaces, single drainer stainless steel sink unit, tiling, ceramic tiled floor, 4 ring ceramic hob, underoven, overhead extractor hood, plumbed for washing machine.

### WHITE BATHROOM SUITE

Panelled bath, wash hand basin and vanity unit, tiling, low flush w.c, telephone hand shower. Feature tiling.

## FIRST FLOOR

### BEDROOM 1

14'2 x 9'6

### BEDROOM 2

12'6 x 8'6

### BEDROOM 3

9'8 x 9'1

### OUTSIDE

Private and secure rear garden, feature walled area to front.



**12 NORFOLK ROAD, OFF GRANSHA GREEN / GLEN RD, BELFAST, BT11  
2ND**











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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. 18208837**

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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