



12 GLENMEEN CLOSE, HANNAHSTOWN, BELFAST, BT17 0PA

A comfortable end townhouse that enjoys an elevated private corner position within this popular development. Three good, bright, well appointed bedrooms. Lounge open to a casual dining area with feature double patio doors. Fitted kitchen. Newly installed luxury white bathroom suite with separate shower cubicle. Upvc double glazed windows / doors / eaves and fascia also in Upvc. Oil fired central heating system. Superbly located tucked away in this quiet residential location that enjoys tremendous doorstep convenience to lots of nearby amenities, including Schools, Shops, and transport links from the Hannahstown Hill as well as an abundance of amenities in Andersonstown, including state-of-the art leisure facilities. Private rear gardens with access to rear of property. Good presentation. Fantastic first time buy. Well worth a visit. Chain free.

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		79	56
EU Directive 2002/91/EC			

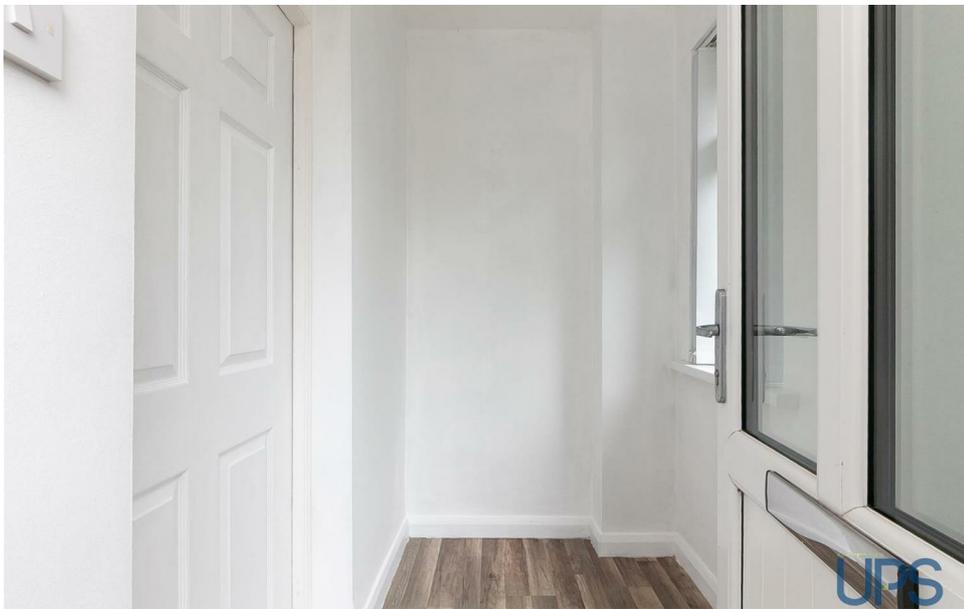
OFFERS AROUND £149,950

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Key Features

- A comfortable end townhouse that enjoys an elevated private corner position.
- Lounge open to a casual dining area with feature double patio doors.
- Newly installed luxury white bathroom suite with separate shower cubicle.
- Oil fired central heating system / Feature wood burner.
- Fantastic first time buy / chain free
- Three good, bright, well appointed bedrooms.
- Fitted kitchen.
- Upvc double glazed windows / doors / eaves and fascia also in Upvc.
- Private rear gardens.
- Well worth a visit.





GROUND FLOOR

Upvc double glazed entrance door to;

ENTRANCE PORCH

Wooden effect strip floor.

ENTRANCE HALL

Wooden effect strip floor, built-in cloaks.

LOUNGE

13'8 x 12'5

Feature fireplace with hearth and cast iron wood burner, wooden effect strip floor, archway open to;

DINING AREA

12'8 x 8'2

Wooden effect strip floor, Upvc double glazed double patio doors.

FITTED KITCHEN

11'2 x 9'8

Range of high and low level units, formica work surfaces, tiling, plumbed for washing machine, single drainer stainless steel sink unit.

REAR PORCH

FIRST FLOOR

BEDROOM 1

13'2 x 11'6

BEDROOM 2

11'9 x 10'7

Wooden effect strip floor.

BEDROOM 3

9'3 x 8'7

LANDING

Hotpress with copper cylinder.

WHITE BATHROOM SUITE

Panelled bath, telephone hand shower, wash hand basin, low flush w.c, pvc wall coverings, chrome effect sanitary ware, shower cubicle, electric shower unit.

OUTSIDE

Private rear gardens.

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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 Andersonstown 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. 18411085

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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