



32 COOLNASILLA PARK WEST, BELFAST, BT11 8JT



An exceptional semi-detached home featuring bright living space and eye-catching, extensive, privately enclosed gardens – perfect for family living and entertaining.

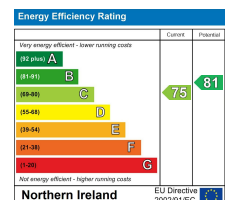
This well-maintained semi-detached home is located just off the Glen Road in a popular and established residential area. It offers easy access to local schools, shops, excellent transport links including the Glider service, and nearby amenities in Andersonstown such as leisure facilities, cafés, restaurants, and healthcare services.

The property features approximately 1,097 sq. ft. of bright and spacious living space with an above average energy rating (EPC C-75). On the first floor, there are three bedrooms and a modern shower room, along with access to a developed roof space with spotlights.

On the ground floor, a large living room with a bay window leads through double doors to a luxury fitted kitchen, which is open to a dining and entertaining area. This space also has double doors that open onto the extensive private gardens.

Additional benefits include gas central heating, uPVC double glazing, a detached garage with light and power, off-road parking, and well-kept gardens.

This home is ready to move into and early viewing is recommended.



OFFERS OVER £249,950

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Key Features

- A magnificent semi-detached home featuring extensive, privately enclosed gardens. Ideally situated in a highly sought-after residential location just off Glen Road, close to a wide range of amenities.
- Large, bright, and airy living room featuring a bay window and double doors.
- Luxurious contemporary shower room featuring decorative tiling and recessed spotlights.
- Detached garage with lighting and power supply.
- Close to numerous local schools, shops, and transport links, including the Glider service. Enjoy an abundance of amenities in Andersonstown, featuring state-of-the-art leisure facilities and much more.
- Three bedrooms, plus access to a developed roofspace.
- Luxury fitted kitchen with integrated appliances, open plan to a spacious dining and entertaining area, with double doors leading to the striking, extensive gardens.
- Gas-fired central heating, uPVC double glazing, and a higher-than-average energy rating (EPC C-75).
- Eye-catching, privately enclosed, extensive rear gardens and patio—an increasingly rare find in today's market.
- Fantastic family-friendly neighbourhood, consistently in high demand, with easy access to arterial routes and the wider motorway network.





GROUND FLOOR

Upvc double glazed front door to;

ENTRANCE HALL

Wooden effect strip floor, inner door to;

LIVING ROOM

17'3 x 16'2

Bay window, wooden effect strip floor, corning, centre rose, double doors to;

LUXURY KITCHEN / DINING AREA

16'2 x 11'3

Range of high and low level units, single drainer stainless steel 1 1/2 bowl sink unit, built-in hob, built-in microwave, built-in oven, integrated fridge and freezer, stainless steel extractor fan, kick board lighting, underunit lighting, partially tiled walls, wooden effect strip floor, spotlights, open plan to dining space, vertical radiator, Upvc double glazed doors to extensive gardens.

FIRST FLOOR

BEDROOM 1

10'6 x 10'3

Spotlights, built-in robes.

BEDROOM 2

12'9 x 10'4

Built-in mirrored slide robes.

BEDROOM 3

7'3 x 6'6

LUXURY SHOWER ROOM

Large shower cubicle, wall hung wash hand basin with storage, low flush w.c, towel warmer, contemporary tiled walls and floor, spotlights, extractor fan.

LANDING

Spotlights, storage cupboard. Stairs to;

DEVELOPED ROOF-SPACE

Spotlights.

OUTSIDE

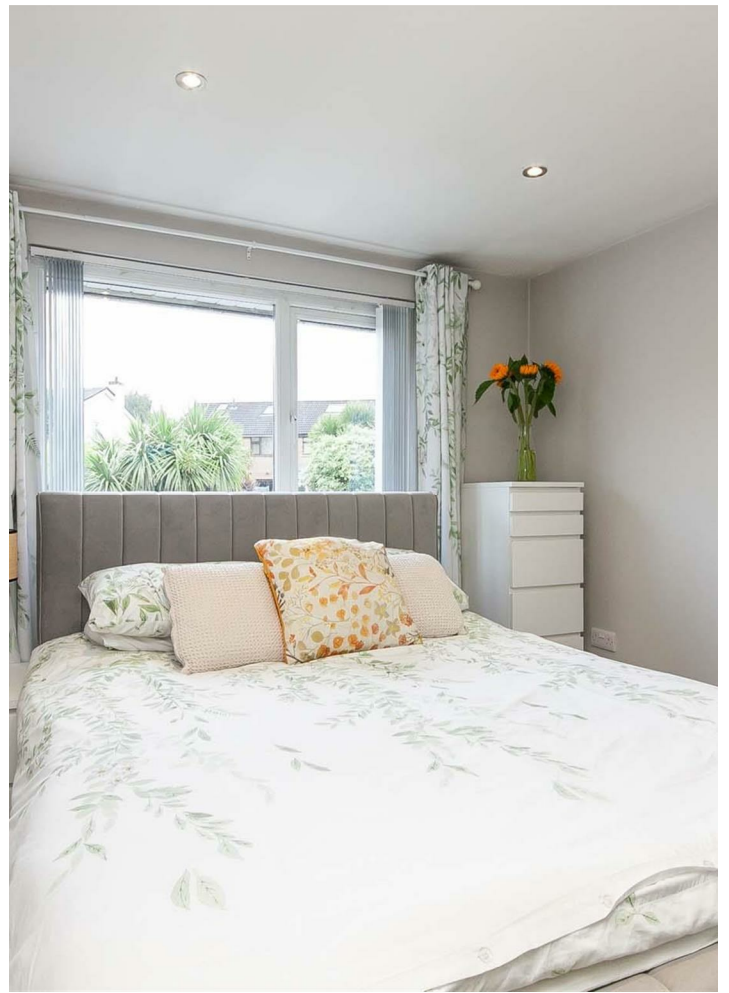
Extensive, well maintained, enclosed gardens, outdoor tap, off road carparking, well maintained front garden.

DETACHED GARAGE

Up and over door, pedestrian door, light and power.

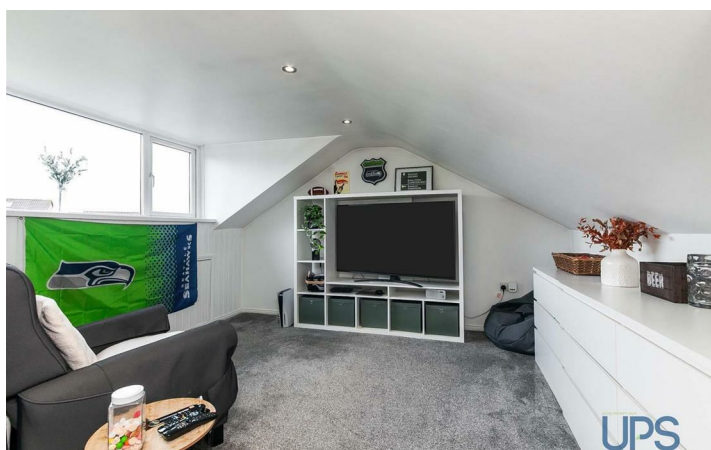
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Questions you may have.

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. 18436045

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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