

ULSTER PROPERTY SALES

# UPS

## ANDERSONSTOWN BRANCH

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Antrim, BT11 9BY

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**28 GLEN PARADE,  
ANDERSONSTOWN,**

**OFFERS AROUND £189,950**

A very rare and welcomed opportunity to purchase this beautiful semi-detached home ideally placed in this established and highly sought-after residential location that boasts tremendous doorstep convenience to include accessibility to lots of nearby schools, shops and transport links, along with a short walk to the Glider service and the Kennedy Centre with its many stores and services, including Argos and Sainsbury's, and of course accessibility to Lidl and the Asda/Westwood shopping complex, and not forgetting an abundance of amenities in Andersonstown, which includes state-of-the-art leisure facilities, cafes, restaurants, pharmacies and health facilities, plus much more!

Rarely does this house type present itself coupled with its perfect location; the property extends to around 695sq ft, and is briefly outlined below.

Three good-sized bedrooms and a modern white bathroom suite complete the first floor.

On the ground floor there is a welcoming entrance hall which leads to a sizeable, bright, and airy living room that has a cosy open fire and double doors which lead to a fitted kitchen that has an open-plan dining/entertaining arrangement.

The property has gas-fired central heating and uPVC double glazing as well as off-road car parking and a privately enclosed, well-maintained, low-maintenance rear garden that enjoys a bright southerly position.

The wider motorway network is a few minutes away, as are arterial routes and beautiful parklands, and the city centre is within an easy commuting distance.

Offered for sale chain-free, this is a very special purchase and a location with unmatched convenience – viewing is strongly recommended!



## Key Features

- Beautiful semi-detached home ideally placed in this established and highly sought-after residential location that boasts tremendous doorstep convenience.
- Three good-sized bedrooms.
- Short walk to the Kennedy Centre, Asda, Lidl and an abundance of amenities in Andersonstown, along with excellent transport links, including the Glider service.
- Welcoming entrance hall leading to a sizeable, bright and airy living room.
- Gas fired central heating system / Upvc double glazing.
- Off-road car parking and privately enclosed, well-maintained rear gardens.
- The wider motorway network is a few minutes away, as are arterial routes and beautiful parklands.
- Offered for sale chain free.
- Early viewing is highly recommended for this beautiful home in an ideal location which is close to lots of schools and amenities.



### GROUND FLOOR

uPVC front door to welcoming entrance hall with wooden-effect stripped floor.

#### LIVING ROOM

19'6 10'7

Wooden-effect stripped floor, storage cupboard, attractive fireplace with cosy open fire, double doors to.

#### KITCHEN / DINING / ENTERTAINING AREA

13'10 10'5

Range of high- and low-level units, single-drainer stainless 1 1/2 bowl sink unit, built-in hob and under oven, extractor canopy, spotlights, beautiful partially tiled walls, tiled floor, open plan to sizeable dining area, wooden-effect stripped floor, and uPVC double-glazed back door.

### FIRST FLOOR

Storage cupboard housing gas boiler.

#### BEDROOM 1

13'10 8'7

Laminated wood effect floor.

#### BEDROOM 2

10'4 8'2

Laminated wood effect floor.

#### BEDROOM 3

8'4 7'10

Laminated wood effect floor.

### MODERN WHITE

#### BATHROOM SUITE

Bath, telephone hand shower, low flush W.C., pedestal wash hand basin, chrome effect sanitary ware, PVC panelled walls and ceiling.

#### OUTSIDE

Off-road car parking. Privately enclosed, well-maintained bright rear garden that enjoys a southerly position, additional flagged patio and additional raised decking, and outdoor tap.





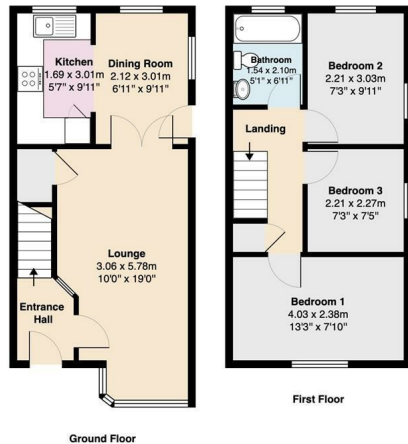






28 Glen Parade, BELFAST, BT11 8FD

UPS



Ground Floor

First Floor

Total Area: 64.6 m<sup>2</sup> ... 695 ft<sup>2</sup>

All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	74
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC

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.

ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN  
028 9060 5200

BALLYHACKAMORE  
028 9047 1515

BALLYNAHINCH  
028 9756 1155

BANGOR  
028 9127 1185

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028 9336 5986

CAVEHILL  
028 9072 9270

DONAGHADEE  
028 9188 8000

DOWNPATRICK  
028 4461 4101

FORESTSIDE  
028 9064 1264

GLENGORMLEY  
028 9083 3295

MALONE  
028 9066 1929

NEWTOWARDS  
028 9181 1444

RENTAL DIVISION  
028 9070 1000



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