



## APT 10, PINETREE COURT 157 GLEN ROAD, BELFAST, BT11 8BS



A unique opportunity to acquire a luxurious top floor penthouse apartment with lift access, that has magnificent panoramic elevated views. Two good, bright double bedrooms. Principle bedroom with ensuite shower room. Lounge / living / dining area with feature ceiling high bay window. Luxury fitted kitchen / separate utility room. White bathroom suite with separate shower cubicle. Upvc double glazed windows. Gas central heating system. Private gated residential development with car parking. Mature, well stocked, communal gardens. Lift access. Excellent fresh well maintained decoration throughout. Outstanding doorstep convenience near to local amenities to include good transport links. The property has a higher than average energy rating (EPC C-74) and is ideally placed close to the Glen and Andersonstown Roads. Only upon viewing can this magnificent elevated position and outlook be appreciated. Well worth a visit.

| Energy Efficiency Rating                    |   | Current | Potential |
|---|---|---------|-----------|
| Very energy efficient - lower running costs |   |         |           |
| (92 plus)                                   | A |         |           |
| (81-91)                                     | B |         |           |
| (69-80)                                     | C | 74      | 78        |
| (55-68)                                     | D |         |           |
| (39-54)                                     | E |         |           |
| (21-38)                                     | F |         |           |
| (1-20)                                      | G |         |           |
| Not energy efficient - higher running costs |   |         |           |
| Northern Ireland EU Directive 2002/91/EC    |   |         |           |

OFFERS AROUND £144,950

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## Key Features

- Luxury top floor Penthouse Apartment with lift access and magnificent panoramic views.
- Principle bedroom with ensuite shower room.
- Luxury fitted kitchen / Separate utility room.
- Upvc double glazed windows.
- Private, gated, residential development with automatic access to car parking.
- Two good bright double bedrooms.
- Lounge / living / dining area with feature ceiling high bay window.
- White bathroom suite with separate shower cubicle.
- Gas fired central heating system.
- Mature, well stocked communal gardens / Well worth a visit.





## GROUND FLOOR

### COMMUNAL ENTRANCE HALL

Lift to;

### SECOND FLOOR

Feature entrance door to;

### LOUNGE / LIVING / DINING AREA

14'9 x 21'6

Wooden effect strip floor, feature ceiling high window / dining area. Archway to;

### LUXURY FITTED KITCHEN

12'3 x 6'2

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

### SEPARATE UTILITY ROOM

5'6 x 6'2

Ceramic tiled floor, plumbed for washing machine, gas boiler.

### INNER HALL

Wooden effect strip floor, hotpress.

### PRINCIPLE BEDROOM 1

12'9 x 10'8

Feature built in robe.

### ENSUITE SHOWER ROOM

Shower cubicle with pvc paneling, thermostatically controlled shower unit, wash hand basin and vanity unit, low flush w.c, wooden effect strip floor.

### BEDROOM 2

10'8 x 8'5

### WHITE BATHROOM SUITE

Shower cubicle with thermostatically controlled shower unit, pvc wall coverings, panelled bath, pedestal wash hand basin with vanity unit. Low flush W.c.

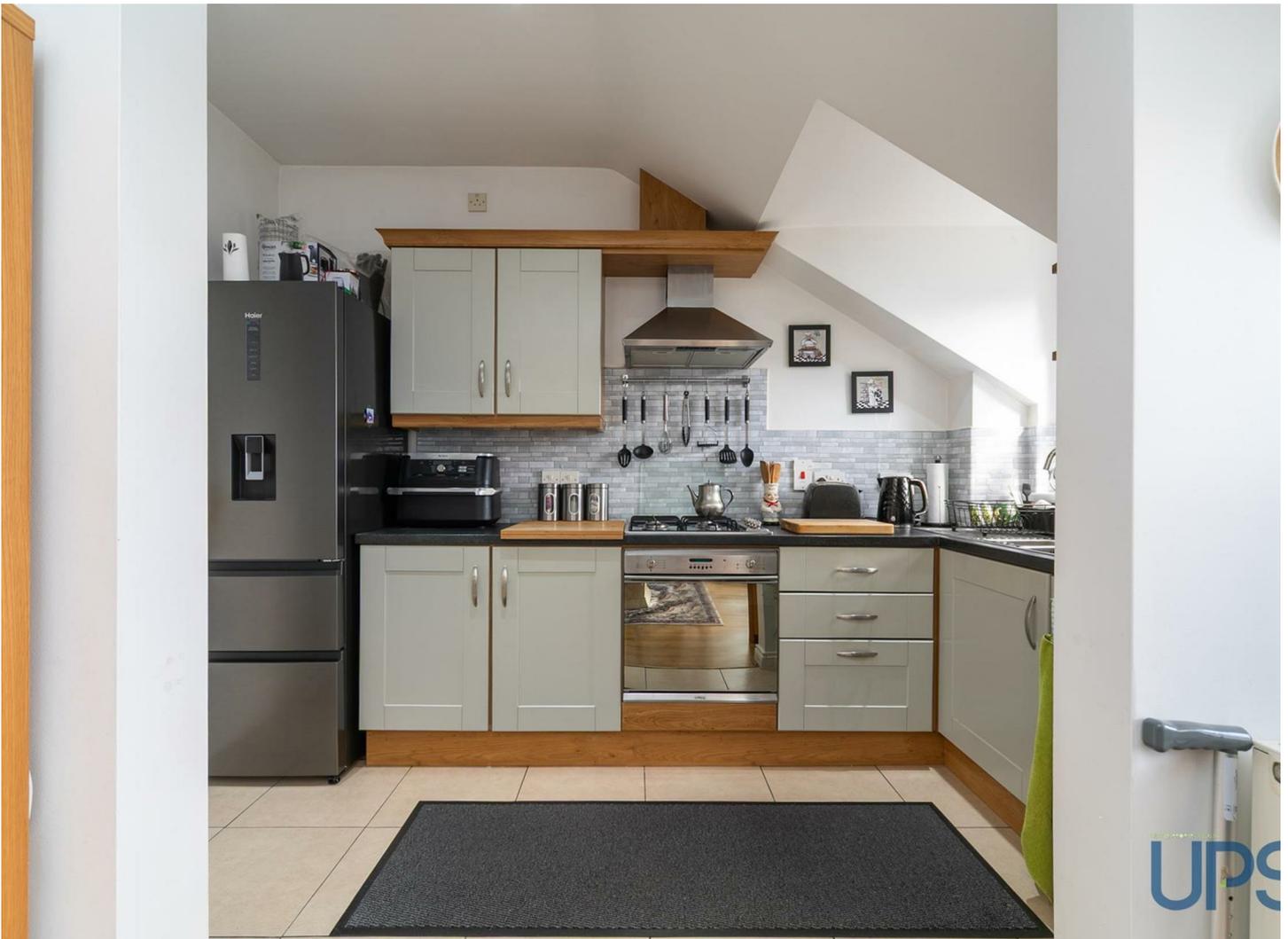
### ROOFSpace

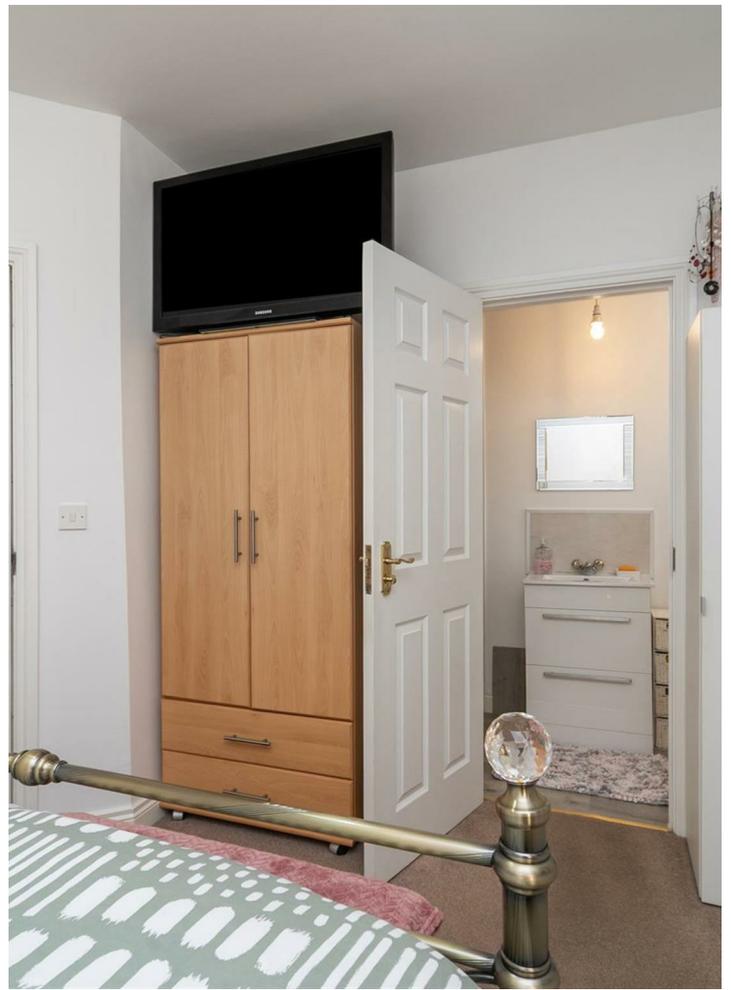
Approached via slingsby type ladder.

### OUTSIDE

Private, gated development with automated access / car parking. Well stocked and planted mature communal 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. 18477258**

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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