



APT 31 OLD BREWERY LANE, GLEN ROAD, BELFAST, BT11 8BZ



A comfortable well maintained and presented property with feature own door access within this highly regarded, private, residential gated development off the Glen Road. Two good, bright, well appointed, double bedrooms each with access to feature balcony. Lounge / living / dining area open to luxury fitted kitchen. Luxury fitted kitchen with appliances. White shower suite. Downstairs cloakroom / w.c. Upvc double glazed windows. Feature first floor private balcony / outside space. Gas fired central heating system / Secure, gated development with automated access to communal car parking with landscaped outdoor space. Fantastic doorstep convenience with access to the wider Road network, the Kennedy Centre / Sainsbury's, Lidl, Westwood shopping complex and the Andersonstown Leisure Centre all nearby. Excellent first time buy. Well worth a visit.

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C	78	78
(55-68) D		
(39-54) E		
(29-38) F		
(1-28) G		
Not energy efficient - higher running costs		
Northern Ireland EU Directive 2002/91/EC		

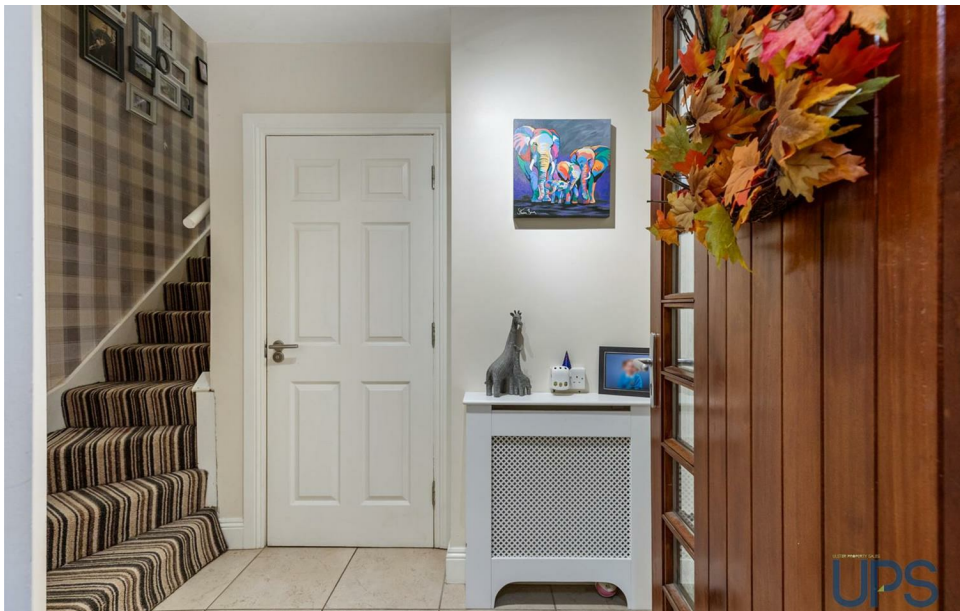
OFFERS AROUND £149,950

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Key Features

- Comfortable, well maintained and presented property with own door access.
- Two good, bright, well appointed, double bedrooms each with access to feature balcony.
- Lounge / living / dining area open to luxury fitted kitchen.
- Luxury white shower suite.
- Downstairs cloakroom / w.c.
- Upvc double glazed windows.
- Feature balcony / outside space.
- Gas fired central heating system.
- Secure gated development with automated access.
- Excellent first time buy.





GROUND FLOOR

Open Entrance porch, feature front door to:

ENTRANCE HALL

Ceramic tiled floor.

DOWNSTAIRS

CLOAKROOM / WC

Low flush w.c, pedestal wash hand basin, ceramic tiled floor.

LOUNGE / LIVING / DINING AREA

17'0 x 14'0

Feature flooring, large picture window, Open to;

LUXURY FITTED KITCHEN

9'6 x 7'7

Range of high and low level units, formica work surfaces, ceramic tiled floor, single drainer stainless steel sink unit, over head extractor hood, 4 ring gas hob, underoven, feature down lighters and stainless Steel plugs / sockets, plumbed for washing machine, fridge / freezer, feature flooring, gas boiler.

PRINCIPLE BEDROOM 1

10'7 x 10'3

Wall panelling, access to feature balcony.

BEDROOM 2

12'2 x 7'9

Double built-in robes, access to balcony.

LUXURY SHOWER SUITE

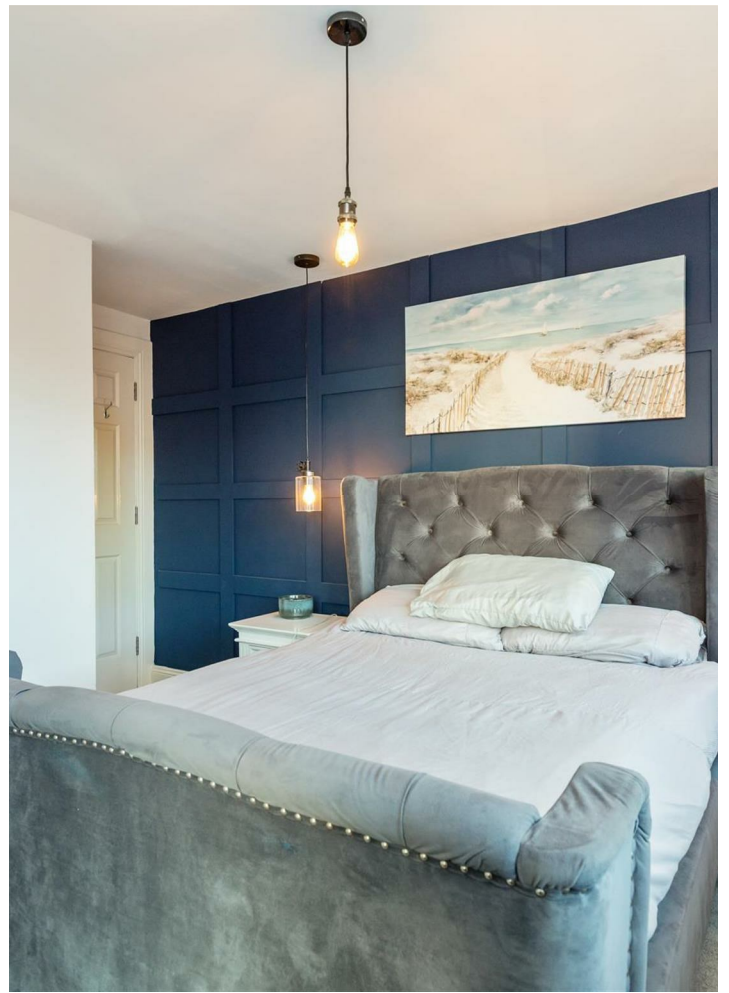
Fully tiled shower cubicle, thermostatically controlled shower unit, feature wash hand basin, low flush w.c, built-in cupboard, tiling, ceramic tiled floor.

OUTSIDE

Feature automated double gates to secure car parking, communal areas landscaped with planting. Private first floor balcony.

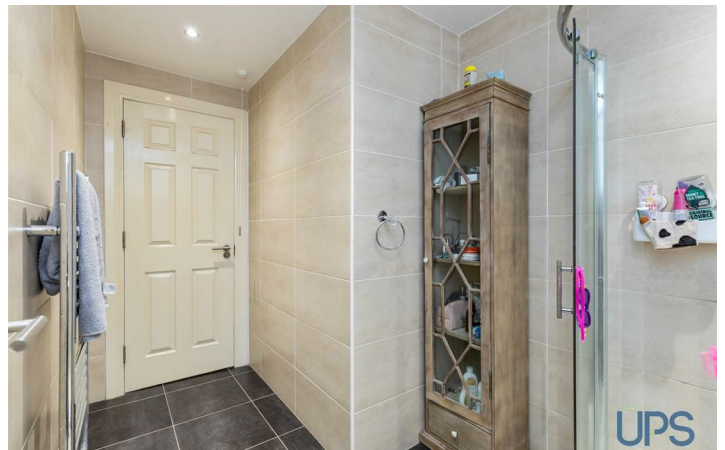
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Questions you may have.

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. 18505662

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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