



33 OLD BREWERY LANE, GLEN ROAD, BELFAST, BT11 8BZ



An exceptional home with its own private front door, offered for sale chain free, tucked away within a highly desirable and convenient gated residential development just off the established Glen Road. This location provides easy access to a wide range of amenities, including schools, shops, and excellent transport links. The nearby Andersonstown area offers state-of-the-art leisure facilities, cafes, restaurants, pharmacies, and much more, with convenient access to the Glider service enhancing connectivity to the city centre. Arterial routes and the wider motorway network are also close by, providing excellent road links for commuters.

Spread over two floors, this well-appointed property boasts a higher-than-average energy rating and a private balcony, offering significant potential for buyers to personalise and create a stylish, manageable home within a secure gated environment. The accommodation includes two generously sized bedrooms, both with direct access to the private balcony/patio area. A contemporary white bathroom suite is complemented by a useful storage cupboard.

On the ground floor, a welcoming entrance hall leads to a convenient downstairs W.C. The bright and airy living room opens onto the kitchen and entertaining area, providing a practical and comfortable living space.

Additional benefits include gas-fired central heating and uPVC double glazing throughout. Early viewing is strongly recommended to avoid disappointment.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		78	78
(55-68) D			
(43-54) E			
(31-39) F			
(21-29) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive	

OFFERS AROUND £149,950

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Key Features

- An exceptional two-storey home with its own private front door, superbly positioned within this highly sought-after gated development.
- A bright and airy living room with open-plan access to the kitchen / entertaining space.
- A white bathroom suite on the first floor, complete with a useful storage cupboard.
- Offered for sale chain free and ideally located close to a wide range of schools, shops, and excellent transport links.
- A wide range of amenities in Andersonstown are easily accessible, including state-of-the-art leisure facilities, cafes, restaurants, and more.
- Two well-proportioned bedrooms, each with access to the private balcony/patio area.
- Convenient downstairs W.C.
- The property benefits from gas-fired central heating, uPVC double glazing, and a higher-than-average energy rating (EPC C-78)
- Set within a secure gated development, this property is offered for sale chain free and presents excellent potential.
- Early viewing is highly recommended for this attractive home.





GROUND FLOOR

Own private front door access to;

ENTRANCE HALL

Tiled floor.

DOWNSTAIRS W.C.

Low-flush W.C., pedestal wash hand basin, tiled floor, extractor fan.

LIVING ROOM / KITCHEN / DINING

Contemporary open plan living / kitchen / entertaining arrangement. Kitchen has a range of high and low level unis, single drainer stainless steel sink unit, built-in hob, stainless steel extractor fan, integrated fridge / freezer, integrated dishwasher.

FIRST FLOOR

PRINCIPAL BEDROOM 1

12'9 11'5
Upvc double glazed door to balcony / patio area.

BEDROOM 2

11'1 7'4
Built-in robes. Upvc double glazed door to balcony / patio area.

WHITE BATHROOM SUITE

Bath, low-flush W.C, pedestal wash hand basin, extractor fan, storage cupboard.

OUTSIDE

Communal car-parking.

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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 Gareth 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. 18508689

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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