



12 ARIZONA STREET, GLEN ROAD, BELFAST, ANTRIM, BT11 8AG



A rare opportunity to acquire this beautifully presented and well-appointed mid-terrace home, boasting exceptional kerb appeal and outstanding doorstep convenience. Ideally located, the property offers easy access to a wide range of amenities including highly regarded schools, shops, and excellent transport links – with the Glider service operating along the Andersonstown and Falls Roads.

Residents will also enjoy close proximity to the vibrant Andersonstown area, home to state-of-the-art leisure facilities, picturesque parklands, popular cafés, restaurants, pharmacies, and much more. The "Gransha" shops are just a short stroll away, while the Kennedy Centre – with its array of stores and services – along with Lidl and Asda, are all conveniently nearby.

The first floor comprises three well-proportioned bedrooms and a stylish white bathroom suite.

On the ground floor, a welcoming entrance hall featuring attractive corning leads to a bright living room with a bay window and double doors opening into a separate dining room with a feature fireplace. The fitted kitchen includes recessed spotlights.

Externally, the property benefits from a covered yard with an outdoor tap and access to a spacious, privately enclosed, low-maintenance rear garden. With its desirable southerly aspect, this bright outdoor area provides an ideal space for relaxing or entertaining during the warmer months.

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	81	37
Northern Ireland EU Directive 2002/91/EC		

OFFERS AROUND £164,950

12 ARIZONA STREET, GLEN ROAD, BELFAST, ANTRIM, BT11 8AG

Key Features

- An extraordinary mid-terrace home offering beautifully appointed living space extending to approximately 750 sq. ft., ideally situated just off the Glen Road.
- Bright and airy living room with bay window and double doors.
- Kitchen with open plan dining area.
- Oil-fired central heating / Upvc double glazing.
- Short walk to shops, transport routes and lots of schools as well as an abundance of facilities in Andersonstown.
- Three bedrooms.
- Dining room with attractive fire place.
- Modern white bathroom suite at first floor level.
- Privately enclosed, good-sized, flagged rear garden that enjoys a bright southerly position.
- Viewing strongly recommended for this charming home that enjoys this very established residential location that seldom becomes available.





GROUND FLOOR

Hardwood glass panelled front door to entrance porch, inner door to welcoming entrance hall, cornicing.

LIVING ROOM

12'6 9'4
Bay window, wooden effect stripped floor, double doors leading to;

DINING ROOM

10'8 9'8
Wooden effect stripped floor, attractive fireplace.

KITCHEN / DINING

14'11 7'10
Range of high and low level units, single drainer stainless steel 1 1/2 bowl sink unit, breakfast bar, spotlights, partially tiled walls, laminated wood effect floor.

FIRST FLOOR

BEDROOM 1

12'10 10'0
Dual windows, cornicing.

BEDROOM 2

9'11 7'4

BEDROOM 3

9'7 7'7

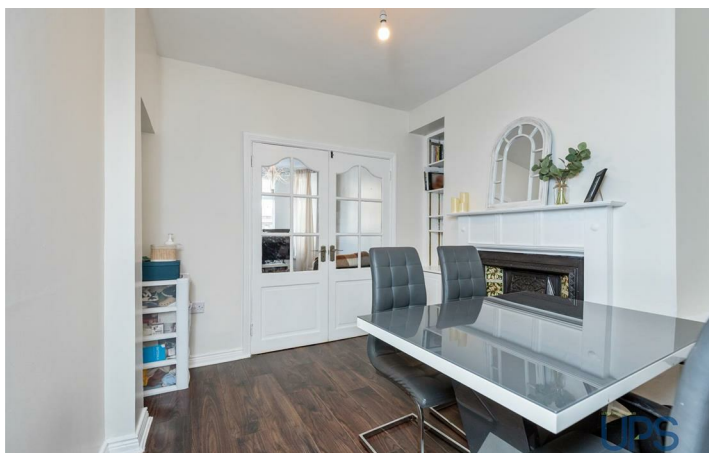
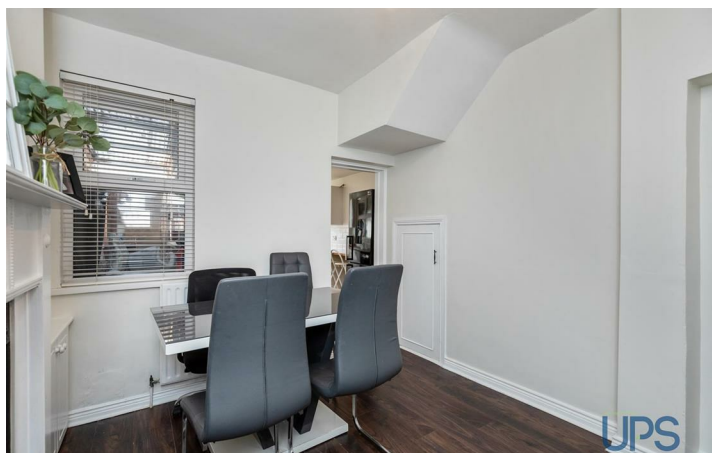
WHITE BATHROOM SUITE

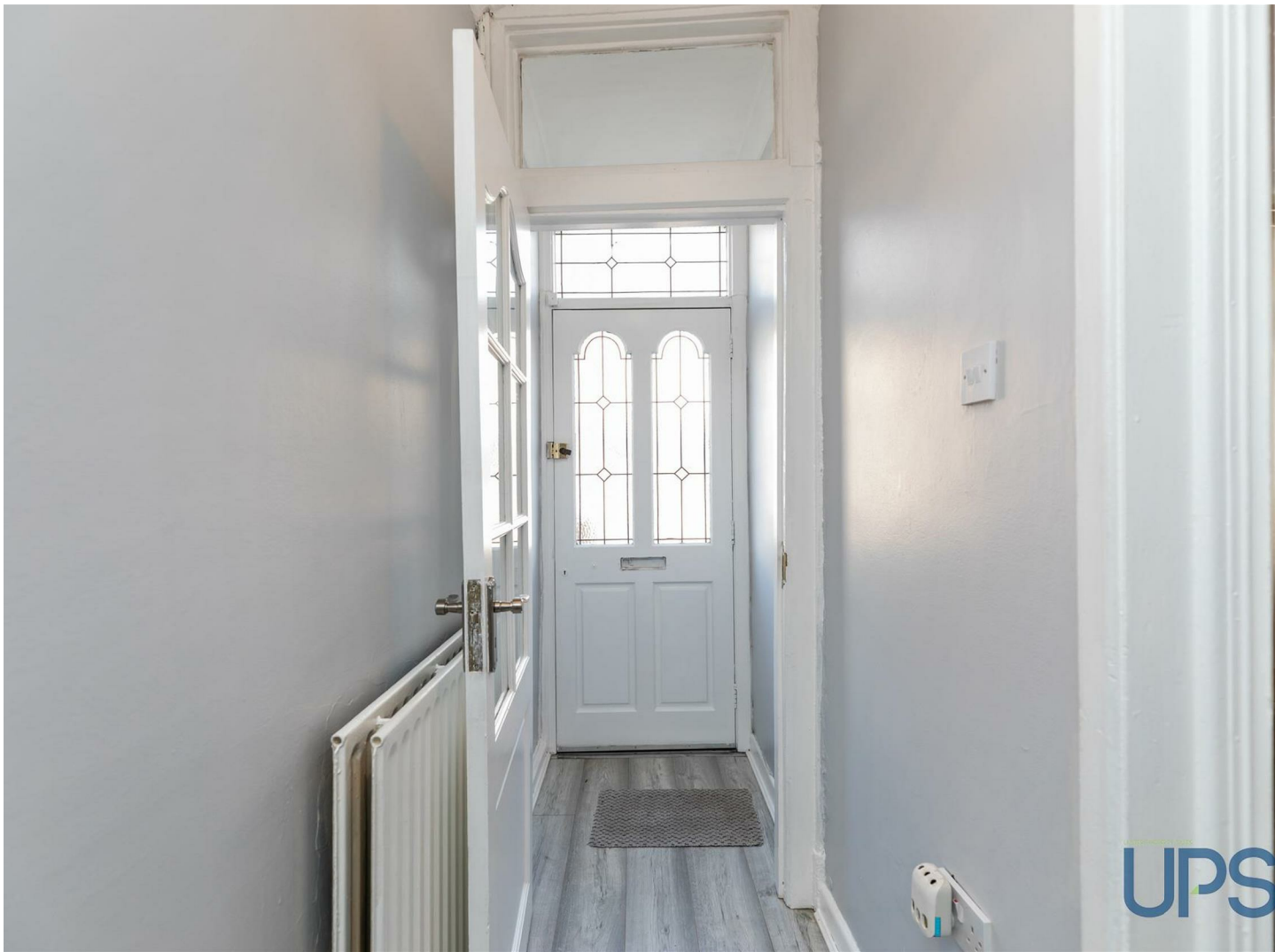
Bath, telephone hand shower, electric shower unit, low-flush w.c, pedestal wash hand basin, chrome effect sanitary ware, partially tiled walls, tiled floor.

OUTSIDE

Enclosed covered yard with outdoor tap leading to an enclosed, well-maintained flagged garden enjoying a bright southerly position.

12 ARIZONA STREET, GLEN ROAD, BELFAST, ANTRIM, BT11 8AG







12 ARIZONA STREET, GLEN ROAD, BELFAST, ANTRIM, BT11 8AG



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. 18517310

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.

ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN
028 9060 5200

BALLYHACKAMORE
028 9047 1515

BALLYNAHINCH
028 9756 1155

BANGOR
028 9127 1185

CARRICKFERGUS
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

NEWTOWNARDS
028 9181 1444

RENTAL DIVISION
028 9070 1000



Conor Beirne trading under licence as Ulster Property Sales (Andersonstown)
©Ulster Property Sales is a Registered Trademark