



ULSTER PROPERTY SALES

UPS

ANDERSONSTOWN BRANCH

138 Andersonstown Road, Belfast,
Antrim, BT11 9BY

028 9060 5200

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**16 GRANSHA WAY, GLEN
ROAD, BELFAST, BT11 8AQ**

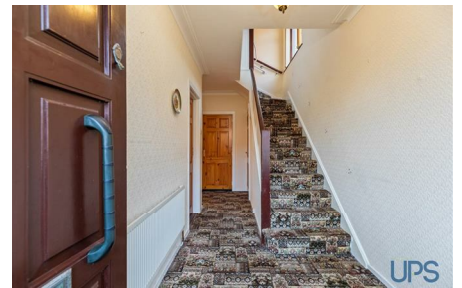
OFFERS AROUND £174,950

A competitively priced semi detached property allowing for modernisation and improvements that enjoys a prominent south facing position within this established cul de sac location. Three good bright bedrooms. Two generous reception rooms. Kitchen facility. White shower suite. Separate W.c. Oil-fired central heating system. Fantastic doorstep convenience within easy walking distance to the Glen Road, many nearby amenities, including schools, transport links, Gransha Shops, also an abundance of amenities in Andersonstown, to include leisure facilities. The Kennedy Centre, with many stores and services, to include Sainsbury's, as are Lidl and Asda, and the wider motorway network are all easily accessible. Mature private and secluded south facing gardens. Pillars and double gates to car parking. A fantastic opportunity with tremendous potential throughout. Chain free. Well worth a visit.



Key Features

- A competitively priced semi detached property allowing for modernisation and improvements that enjoys a prominent south facing position within this established cul de sac location
- Two Separate reception rooms.
- Shower Suite / Separate W.c.
- Fantastic doorstep convenience.
- A fantastic opportunity with tremendous potential throughout.
- Three good bright bedrooms.
- Kitchen facility.
- Oil fired central heating system.
- Mature private and secluded south facing gardens.
- Chain free / Well worth a visit.



GROUND FLOOR

ENTRANCE HALL

Cloaks downstairs.

LOUNGE

12'2 11'7

Tiled fireplace and hearth.

LIVING ROOM

11'3 11'2

KITCHEN FACILITY

10'2 7'10

Range of high and low level units, Formica work surfaces, single drainer stainless steel sink unit, plumbed for washing machine, tiling.

FIRST FLOOR

BEDROOM 1

12'5 x 11.4

BEDROOM 2

11'8 x 11'4

BEDROOM 3

9'2 x 8'3

WHITE SHOWER SUITE

White shower suite with shower cubicle, electric shower unit, pedestal wash hand basin.

SEPARATE W.C.

Low flush W.C.

OUTSIDE

Feature pillars and double gates. Driveway to front and side, private and mature south facing rear garden, Housed oil-fired boiler.









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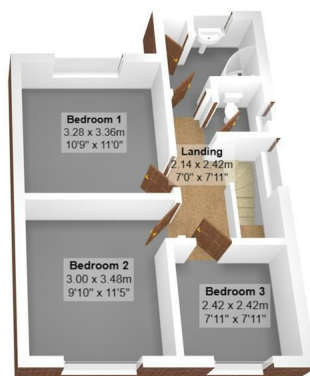
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16, Gransha Way, Belfast, BT11 8AQ



Ground Floor



First Floor

Total Area: 83.4 m² ... 898 ft²

All measurements are approximate and for display purposes only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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		
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

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



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