

ULSTER PROPERTY SALES

# UPS

**ANDERSONSTOWN BRANCH**

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Antrim, BT11 9BY

**028 9060 5200**

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**4 ARDCAOIN GREEN,  
POLEGLASS, BELFAST, BT17**

**OFFERS AROUND £134,950**



An attractive mid-terrace home extending to approximately 825 sq ft, ideally positioned within this highly sought-after cul-de-sac setting. The location remains in strong demand and offers excellent accessibility to a wide range of nearby schools, shops, and transport links, including the Glider service and arterial routes to both Belfast and Lisburn.

The property offers two well-proportioned bedrooms. Bedroom one provides access to the roof space, while a white bathroom suite is located on the first-floor level.

On the ground floor, there is a welcoming entrance hall leading to a bright and airy living room featuring a bay window. The kitchen benefits from an open-plan dining arrangement, providing an ideal space for everyday living and entertaining.

Additional features include oil-fired central heating, uPVC double glazing, off-road car parking, and a privately enclosed rear garden.

Early viewing is highly recommended to avoid disappointment.



## Key Features

- An attractive mid-terrace home ideally positioned within this popular cul-de-sac location, close to a wide range of schools, shops, and transport links, including the Glider service.
- Bright and airy living room featuring a bay window and a beautiful tiled floor.
- Oil-fired central heating and uPVC double glazing.
- Perfect first-time purchase opportunity.
- Two bedrooms and a developed roof space (storage only).
- Kitchen with an open-plan layout leading to the dining space, enhanced by modern spotlights.
- Featuring a small front garden, an enclosed rear garden, and off-road car parking with a brick paviour driveway.
- Early viewing comes highly recommended so as to avoid disappointment.



### GROUND FLOOR

Upvc double glazed front door to welcoming entrance hall, beautiful tiled floor.

#### LIVING ROOM

15'9 11'6

Beautiful tiled floor, bay window.

#### KITCHEN / DINING AREA

14'10 10'2

Range of high and low level units, single drainer 1 1/2 bowl sink unit, built-in hob, stainless steel extractor fan, built-in oven, beautiful tiled floor, open plan to dining space.

### FIRST FLOOR

#### BEDROOM 1

14'5 14'4

Stairs leading to developed roof-space (storage only)

#### BEDROOM 2

10'1 8'5

#### WHITE BATHROOM SUITE

Bath, shower unit, wash hand basin, low-flush W.C., spotlights.

#### OUTSIDE

Off road car-parking, brick paviour driveway, low-maintenance garden. Enclosed rear garden.















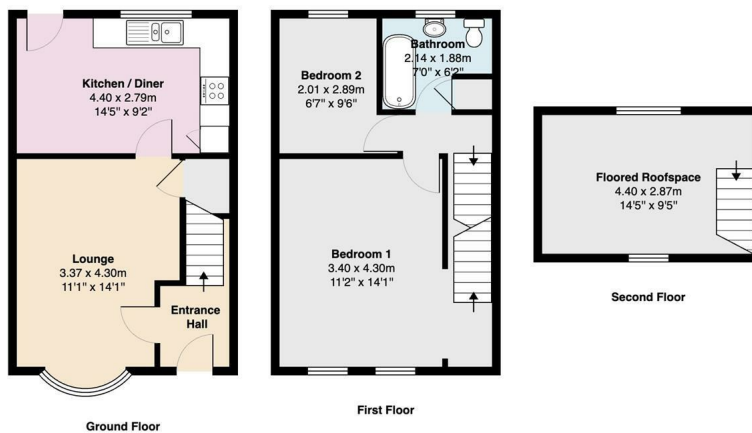






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Total Area: 76.6 m<sup>2</sup> ... 825 ft<sup>2</sup>  
All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>		
		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](http://ULSTERPROPERTYSALES.CO.UK)

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028 9060 5200

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028 9047 1515

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**NEWTOWARDS**  
028 9181 1444

**RENTAL DIVISION**  
028 9070 1000

**The Property Ombudsman**  
SALES

**OFT**  
Approved code

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