



ULSTER PROPERTY SALES

UPS

ANDERSONSTOWN BRANCH

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NETWORK STRENGTH – LOCAL KNOWLEDGE



**41 GLENVEAGH PARK,
LENADOON, BELFAST, BT11**

OFFERS AROUND £149,950

Superbly tucked away within a quiet cul-de-sac setting, this well-appointed and beautifully presented mid-terrace home offers generous accommodation extending to approximately 938 sq ft and is offered for sale chain free.

Backing onto the Glen Road, the property enjoys exceptional convenience with a wide range of nearby schools, shops and transport links close at hand. Andersonstown's many amenities are also easily accessible, including leisure facilities, cafés, restaurants, medical services and the popular Glider service.

This charming home has been lovingly maintained over many years and must be viewed to be fully appreciated. The warm and welcoming accommodation is thoughtfully laid out and briefly comprises:

On the first floor, there are three well-proportioned bedrooms together with a sizeable white bathroom suite, finished with decorative tiling, spotlights and a separate shower cubicle.

The ground floor offers a welcoming entrance hall with useful storage cupboard, a bright and airy living room, and a fitted kitchen with double doors leading through to a dining room.

Additional benefits include oil-fired central heating, uPVC double glazing throughout, and a low-maintenance rear garden.

The property is also well positioned for access to Colin Glen Forest Park, Ireland's leading adventure park, as well as arterial routes and the wider motorway network.

A home that has been clearly cared for and enjoyed, we strongly recommend early viewing to avoid disappointment.



Key Features

- Superbly tucked away within a quiet cul-de-sac, this beautiful mid-terrace home extends to approximately 938 sq ft and offers spacious, well-appointed accommodation in a highly popular location.
- A bright and airy living room, well positioned to the rear of the property and enjoying a private aspect.
- Sizeable white bathroom suite on the first floor, featuring decorative tiling, spotlights, and a separate shower cubicle.
- The property backs onto the established Glen Road and benefits from close proximity to numerous schools, shops, excellent transport links, and the Glider service.
- Offered for sale chain free, the property enjoys easy access to arterial routes, the motorway network, and is within convenient reach of both the city centre and Lisburn.
- Three good-sized bedrooms.
- Fitted kitchen with double doors leading to a separate dining room, providing two reception rooms in total.
- Oil-fired central heating and uPVC double glazing.
- Enclosed, low-maintenance rear garden
- A charming home - early viewing highly recommended.



GROUND FLOOR

Upvc double glazed front door to;

SPACIOUS AND WELCOMING ENTRANCE HALL

Wooden effect strip floor, storage cupboard.

LIVING ROOM

14'10 x 10'4

Wooden effect strip floor.

KITCHEN

11'8 x 10'10

Range of high and low level units, single drainer stainless steel 1 1/2 bowl sink unit, built-in hob and underoven, stainless steel extractor fan, plumbed for washing machine, under unit lighting, partially tiled walls, tiled floor, double doors to;

DINING ROOM

10'11 x 8'8

Upvc double glazed back door.

FIRST FLOOR

LANDING

Hotpress / storage.

BEDROOM 1

11'9 x 10'9

BEDROOM 2

11'10 x 10'4

BEDROOM 3

10'8 x 6'3

WHITE BATHROOM SUITE

Bath, separate shower cubicle, electric shower unit, low flush w.c, pedestal wash hand basin, chrome effect towel warmer, chrome effect sanitary ware, spotlights, beautiful tiled floor and walls, storage cupboard.

OUTSIDE

Low maintenance, small, enclosed rear garden.







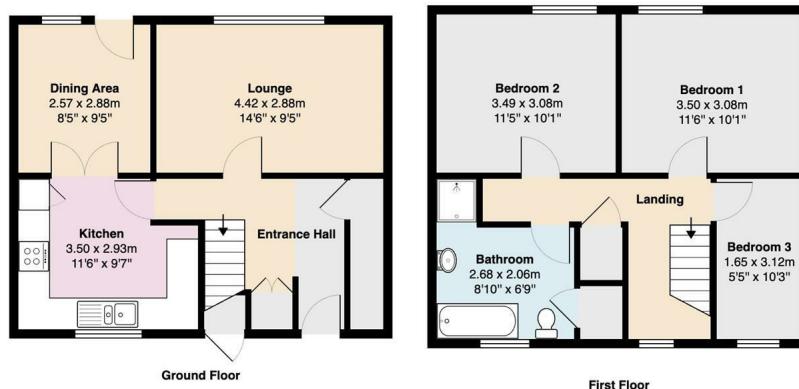




IPS

41 Glenveagh Park, BELFAST, BT11 8EP

UPS



Total Area: 87.1 m² ... 938 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	73	
(55-68) D		
(39-54) E		
(21-38) F	53	
(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.

ULSTER PROPERTY SALES.CO.UK

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