



ULSTER PROPERTY SALES

UPS

ANDERSONSTOWN BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**18 OLD BREWERY LANE,
GLEN ROAD, BELFAST,**

ASKING PRICE £139,950

Superbly positioned within this popular gated development just off the established Glen Road, this attractive duplex apartment benefits from its own private front door, is offered chain-free, and enjoys a quiet, tucked-away setting.

An excellent range of amenities is close at hand, including a wide selection of schools, shops and transport links, with the Glider service in Andersonstown nearby. Leisure facilities, cafés, restaurants and medical services are also easily accessible.

The property boasts a higher-than-average energy rating (EPC C-78) and is well presented throughout.

On the ground floor, the accommodation comprises a welcoming entrance hall with a convenient downstairs WC, leading through to a bright, contemporary open-plan living, dining and kitchen area, ideal for modern living.

The first floor offers two well-proportioned bedrooms, including a principal bedroom with private ensuite shower room, along with access to a white bathroom suite.

Additional benefits include gas-fired central heating, uPVC double glazing, and ample communal car parking within the development.

Early viewing is strongly recommended to fully appreciate this well-located and energy-efficient home.



Key Features

- A superb duplex apartment with accommodation spread over two storeys, benefiting from its own front door access and offered for sale chain-free.
- Contemporary open-plan layout combining living, kitchen, and dining spaces.
- Gas-fired central heating, UPVC double glazing, and a higher-than-average energy rating of EPC C-78.
- Leisure facilities, cafés, restaurants, medical facilities, and much more are also conveniently nearby.
- Safe and easy to maintain, this home boasts a fantastic Glen Road location that is in constant demand.
- Two bedrooms, including a principal bedroom with a private en-suite shower room.
- White bathroom suite located on the first floor, with an additional ground floor W.C.
- Conveniently located close to numerous schools, shops, and transport links, including the Glider service in Andersonstown and major arterial routes.
- The motorway network is easily accessible, with the Kennedy Centre, Sainsbury's, Lidl, and Asda all close by.
- Early viewing strongly advised.



GROUND FLOOR

Own front door access to entrance hall.

DOWNSTAIRS W.C.

Low flush w.c., pedestal wash hand basin.

LIVING / DINING / KITCHEN

19'0 x 13'10

Access to kitchen, range of high and low level units, single drainer stainless steel sink unit.

FIRST FLOOR

BEDROOM 1

12'3 x 11'8

En-suite shower room, shower cubicle, low-flush W.C., pedestal wash hand basin.

BEDROOM 2

8'10 x 8'4

WHITE BATHROOM SUITE

Bath, low flush W.C., pedestal wash hand basin.

OUTSIDE

Communal car-parking.

SERVICE CHARGE

A service charge of approximately £1,308.00 per annum is currently payable. Prospective purchasers and their solicitors are advised to verify the exact amount and details of the service charge. The management company is CSM (Tel: 028 90245999).





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		
(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.

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ANDERSONSTOWN
028 9060 5200

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028 9756 1155

BANGOR
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028 9336 5986

CAVEHILL
028 9072 9270

DONAGHADEE
028 9188 8000

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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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