



6 NORGLEN CRESCENT, BELFAST, BT11 8DJ



Attention First-Time Buyers!

This is an excellent opportunity to purchase a well-appointed and stylish four-bedroom mid-terrace home, ideally positioned within an established and highly sought-after residential location. The property is conveniently located close to a wide range of schools, shops, transport links and local amenities, with leisure facilities, cafés and restaurants all nearby. Arterial routes, the wider motorway network and Belfast city centre are also easily accessible.

The property enjoys a bright southerly aspect and offers spacious, well-laid-out accommodation, briefly comprising: Four well-proportioned bedrooms, spacious and welcoming entrance hall, downstairs white bathroom suite, bright and airy living room, privately positioned to the rear of the property and overlooking the enclosed rear garden, access from the living room to a good-sized fitted kitchen, open plan to a dining area.

Further benefits include gas-fired central heating, uPVC double glazing throughout and a well-maintained, low-maintenance enclosed rear garden which enjoys a bright southerly aspect. The garden also features a useful studio with power, spotlights and upvc double-glazed double doors, offering excellent versatility.

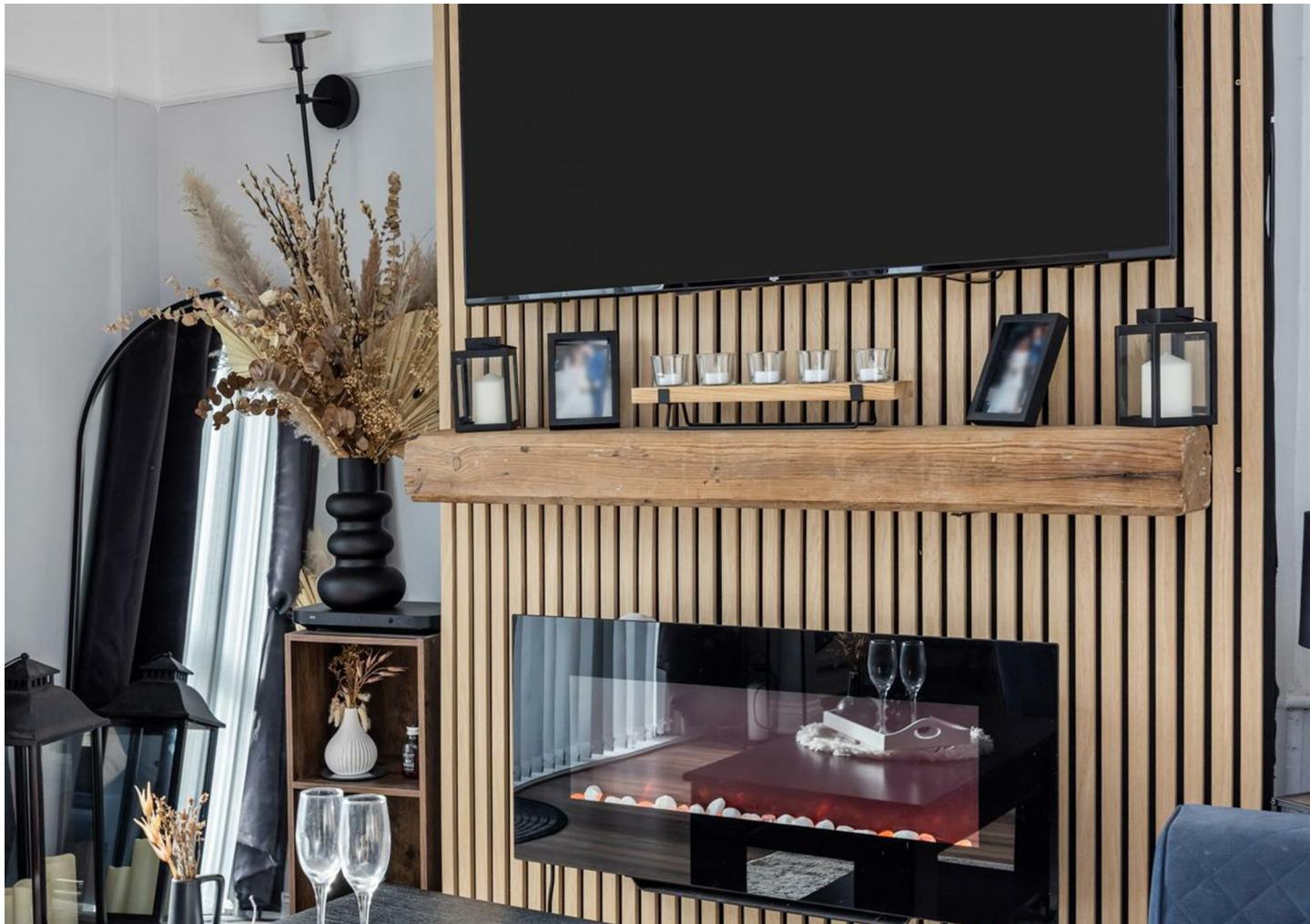
A beautifully presented home within easy reach of a wide range of amenities. We have no hesitation in recommending an early viewing to avoid disappointment.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92 plus	A		
81-91	B		
70-80	C		
55-64	D		
35-54	E		
21-30	F		
1-20	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

OFFERS OVER £149,950

Key Features

- A sizeable mid-terrace home offering four well-proportioned bedrooms, ideally positioned within this established and highly sought-after location, benefiting from a bright southerly aspect.
- Good-sized open-plan fitted kitchen and dining area.
- Gas-fired central heating / uPVC double glazing.
- Conveniently located close to a wide range of schools, shops and transport links, as well as arterial routes, the wider motorway network and an abundance of amenities in Andersonstown.
- Beautifully presented, stylish accommodation that can only be fully appreciated on internal inspection.
- A bright and airy living room, privately positioned to the rear of the property and enjoying views over the enclosed garden.
- Ground floor bathroom with white suite.
- Privately enclosed, well-maintained, low-maintenance rear garden benefiting from a bright southerly aspect.
- The property also enjoys convenient access to the city centre, the Kennedy Centre and an excellent selection of shopping facilities including Sainsbury's, Lidl, Asda and the Westwood Shopping Complex.
- Early viewing is highly recommended.





GROUND FLOOR

Upvc double glazed front door to welcoming entrance hall, wooden effect stripped floor.

WHITE BATHROOM SUITE

Bath, telephone hand shower, low-flush w.c., wash hand basin, chrome effect sanitary ware, chrome effect towel warmer, Pvc panelled walls and ceiling.

LIVING ROOM

13'8 x 12'3

Perfectly set privately to the rear of the property, featuring a wood-effect stripped floor and uPVC double-glazed double doors leading to a privately enclosed, low-maintenance garden, access from the living room to;

KITCHEN / DINING AREA

19'6 x 8'1

Range of high and low level units, single drainer stainless steel 1 1/2 bowl sink unit, stainless steel extractor fan, wooden effect stripped floor.

FIRST FLOOR

BEDROOM 1

12'4 x 7'8

BEDROOM 2

11'4 x 6'7

BEDROOM 3

10'2 x 9'9

BEDROOM 4

9'10 x 9'7

OUTSDIE

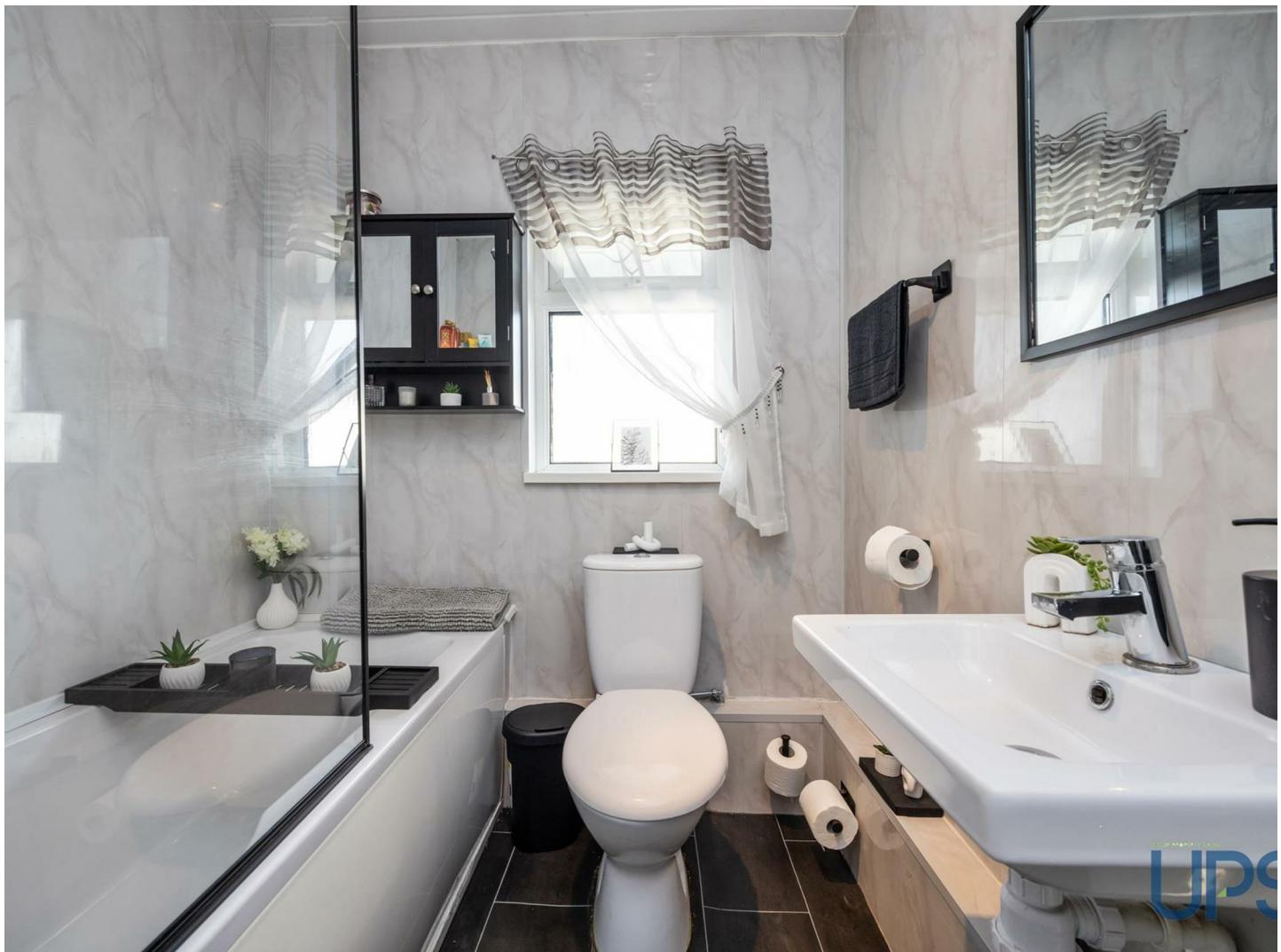
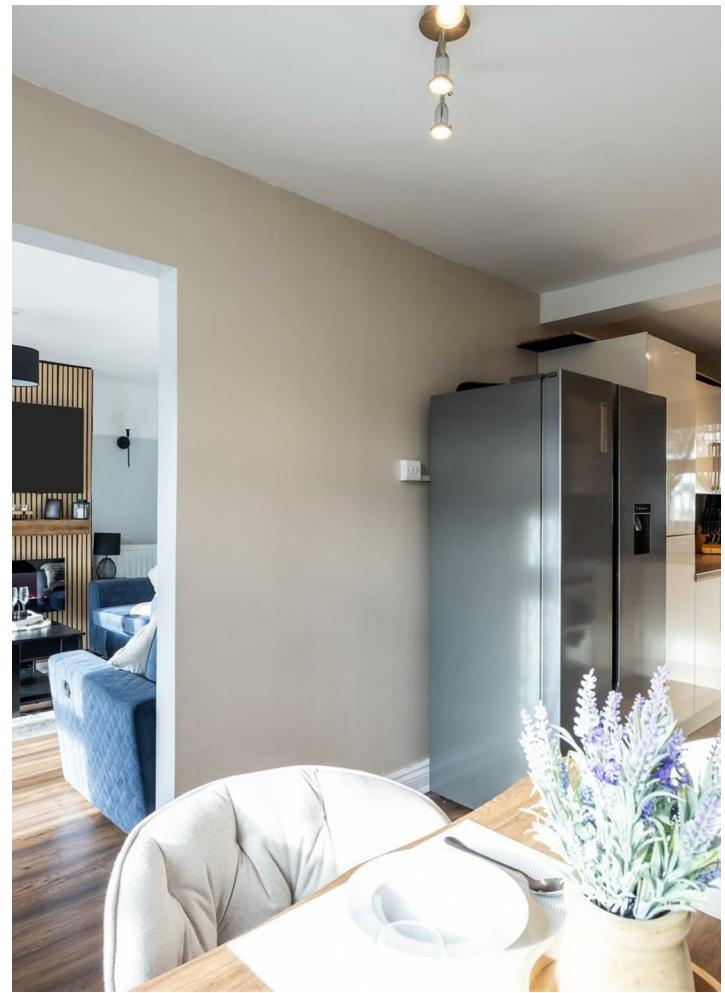
Small enclosed front garden. Privately enclosed good-sized low-maintenance rear garden benefitting from a bright southerly position.

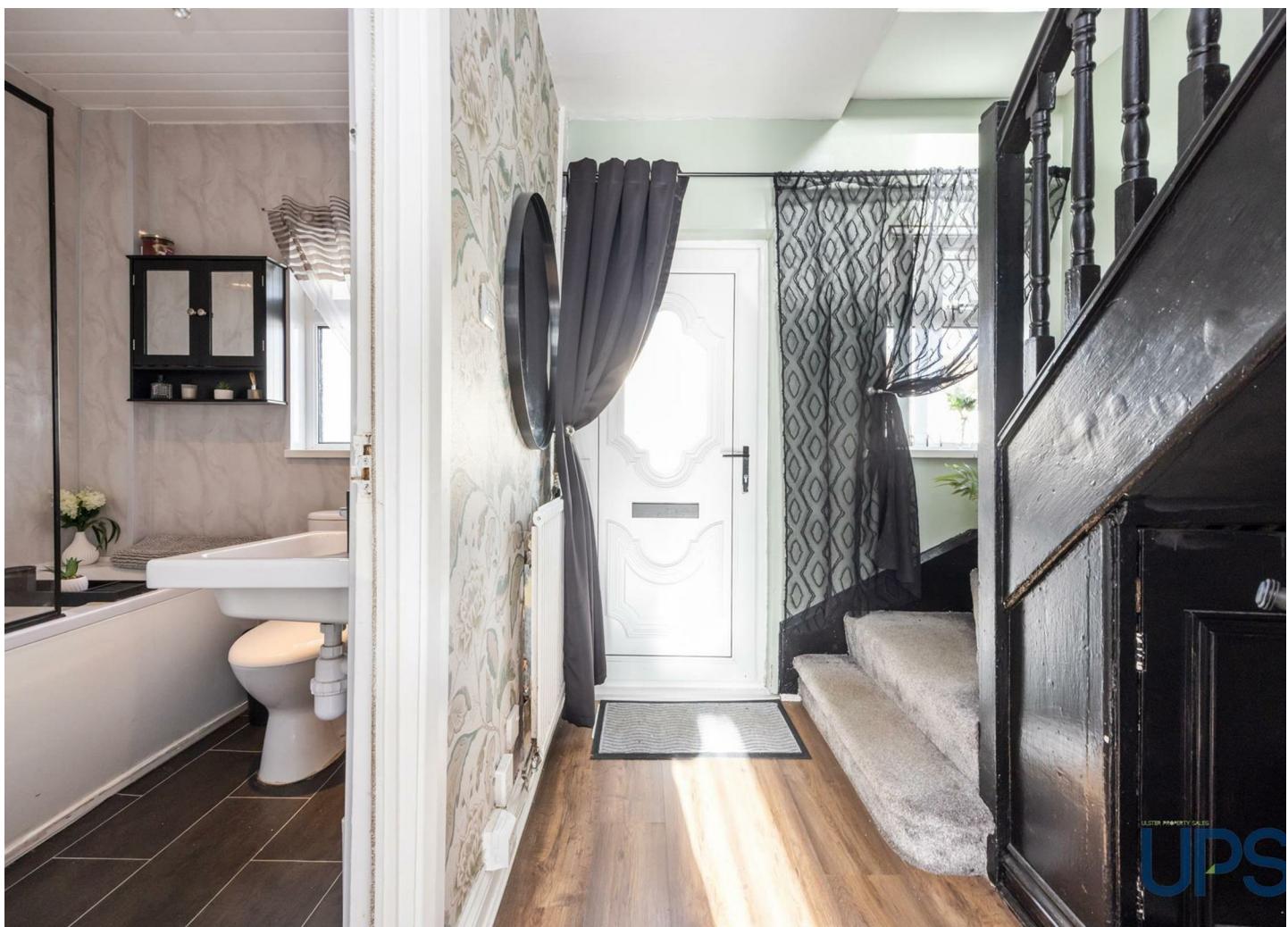
STUDIO

Spotlights, Power sockets, Upvc double glazed double doors.

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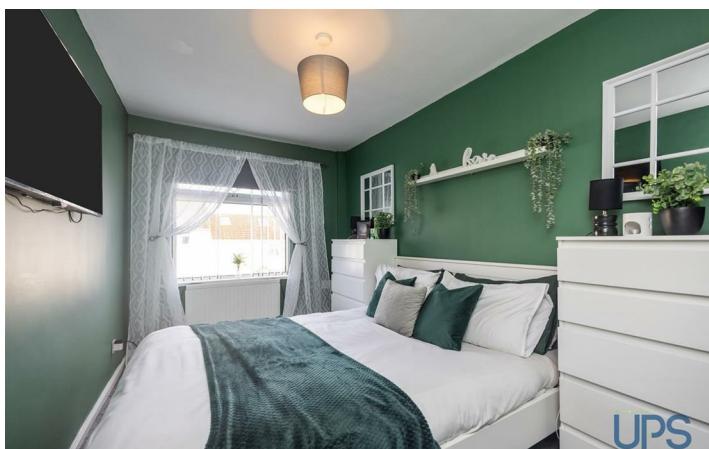
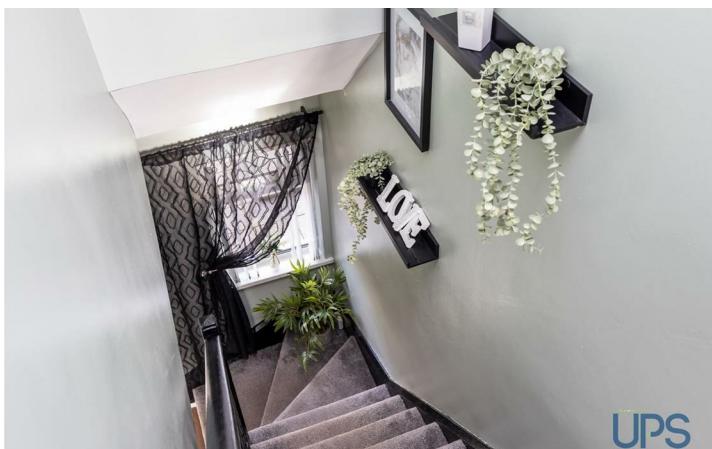
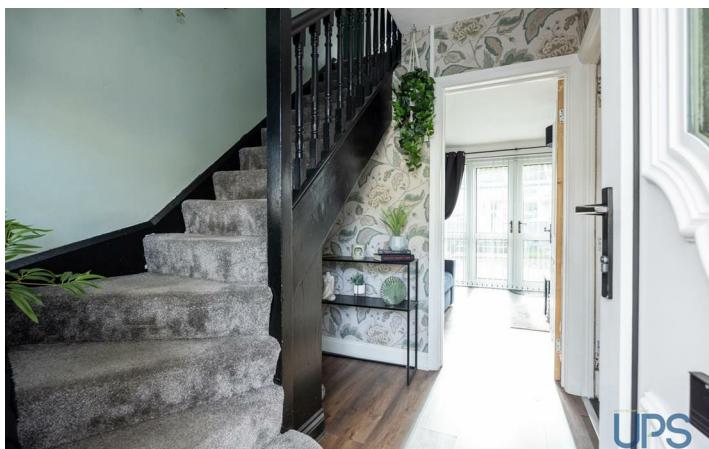




ULSTER PROPERTY SALES
UPS



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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. 18585641

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.

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