

ULSTER PROPERTY SALES

UPS

**ANDERSONSTOWN BRANCH**

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Antrim, BT11 9BY

028 9060 5200

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**34 MEADOWHILL GRANGE,  
GLEN ROAD, BELFAST,**

**ASKING PRICE £100,000**

A competitively priced first-floor apartment with its own private front door access, ideally tucked away in a quiet cul-de-sac just off Glen Road. The property benefits from close proximity to a wide range of local schools, shops, and excellent transport links, as well as the many amenities of Andersonstown, including leisure facilities, arterial routes, and the motorway network.

The accommodation comprises two well-proportioned bedrooms, a bright and airy living room open plan to a kitchen/dining area, and a modern shower room. Additional benefits include electric storage heating and a chain-free sale.

Early viewing is highly recommended.



## Key Features

- A competitively priced first-floor apartment with its own private front door access, offered for sale chain free in this popular location.
- Living room open plan to kitchen / dining area.
- Electric storage heating and uPVC double glazing.
- Close to an abundance of amenities in Andersonstown, along with a wide range of schools, shops, and excellent transport links.
- Two bedrooms.
- Modern shower room.
- Communal gardens.
- Early viewing recommended.



### ENTRANCE

Own front door access with uPVC double-glazed door leading to stairs to the first floor.

### LIVING ROOM / KITCHEN / DINING

22'2 x 12'6

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

### BEDROOM 1

14'3 x 11'2

Built-in robe.

### BEDROOM 2

11'6 x 10'8

### SHOWER ROOM

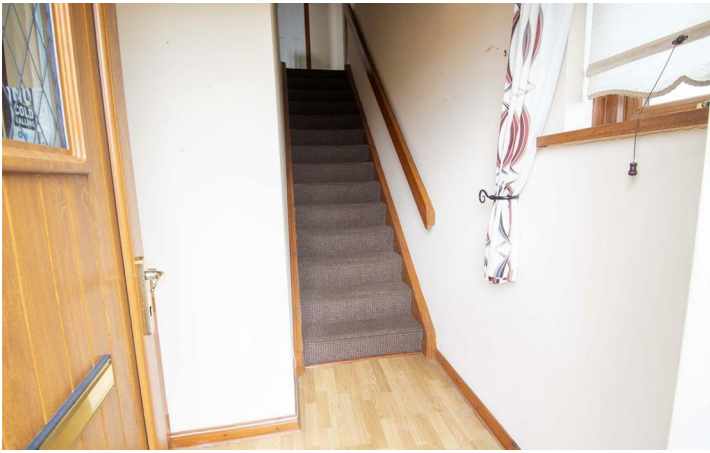
Shower cubicle, electric shower unit, low-flush W.C., pedestal wash hand basin.

### OUTSIDE

Communal car-parking.

### SERVICE CHARGES

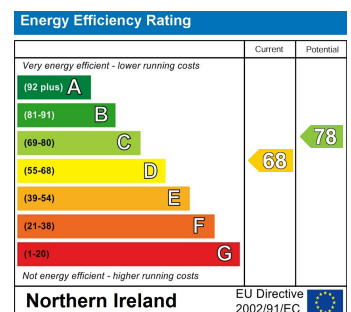
A service charge of approximately £54.50 per month is payable at present. We recommend that the purchaser and their solicitor confirm the service charge amount and inclusions. The management company is CSM 02890245999.











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 9181 1444



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