

ULSTER PROPERTY SALES

UPS

**ANDERSONSTOWN BRANCH**

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**203 LAURELBANK,  
POLEGLASS, DUNMURRY,**

**OFFERS AROUND £149,950**

A superb opportunity to acquire this beautifully extended end-terrace home, offering approximately 1,013 sq ft of well-proportioned living space. Rarely do properties of this type benefit from two separate reception rooms, including an eye-catching extended sunroom which serves as the second reception space.

The property enjoys a pleasant rear outlook over mature greenery and is within close proximity to Páirc Nua Chollann. It is also ideally positioned within close proximity to the Colin Connect Transport Hub on Stewartstown Road, offering excellent connectivity including the Glider service, key arterial routes, and a wide range of nearby shops and schools.

The ground floor comprises a welcoming entrance hall, a bright living room with bay window, a separate extended sunroom/family room, and a kitchen open plan to a generous dining area.

Upstairs, there are three good-sized bedrooms along with a white bathroom suite. A useful storage cupboard is located on the landing and houses a Worcester gas boiler.

Further benefits include gas-fired central heating, uPVC double glazing, and an above-average energy rating (EPC C-70). Externally, the property boasts a privately enclosed rear garden with a pleasant green outlook.

The location offers ease of access to both Belfast and Lisburn, as well as an abundance of amenities in Andersonstown, including parklands, leisure facilities, and more.

Early viewing is strongly recommended to appreciate this excellent home.



## Key Features

- An extended, sizeable end-of-terrace home offering well-appointed living accommodation, extending to an impressive approximately 1,013 sq ft.
- Two separate reception rooms, including an extended family room ideally positioned to the rear of the property, enjoying a private aspect with an attractive green backdrop.
- White bathroom suite.
- Privately enclosed rear garden overlooking beautiful mature greenery.
- Close to a range of schools and amenities, including leisure facilities, parklands, and much more.
- Three well-proportioned, good-sized bedrooms.
- Kitchen open plan to sizeable dining / entertaining area with bay window.
- Gas fired central heating / UPVC double glazing / higher-than-average energy rating (EPC C-70).
- Short walk to excellent transport links including the Glider service, arterial routes and the motorway, as well as both Belfast and Lisburn.
- Early viewing strongly recommended!



### GROUND FLOOR

Upvc double glazed front door to entrance hall, storage understairs.

### LIVING ROOM

16'3 x 10'11

Bay window.

### EXTENDED FAMILY ROOM

13'2 x 10'11

Wood-effect stripped flooring, recessed spotlights, and Velux windows create a bright, contemporary feel throughout. UPVC double-glazed double doors open onto enclosed gardens, offering attractive views over mature greenery and a peaceful outdoor setting.

### KITCHEN / DINING AREA

16'8 x 11'11

Range of high and low level units, single drainer stainless steel sink unit, partially tiled walls, open plan to sizeable dining space, bay window.

### FIRST FLOOR

Storage cupboard housing Worcester gas boiler.

### BEDROOM 1

Wooden effect stripped floor.

### BEDROOM 2

Wooden effect stripped floor.

### BEDROOM 3

### WHITE BATHROOM SUITE

Bath, telephone hand shower, low-flush W.C., pedestal wash hand basin, electric shower unit, chrome effect sanitary ware, chrome effect towel warmer, Pvc paneled walls and ceiling.

### OUTSIDE

Privately enclosed rear gardens, attractive views over mature greenery.



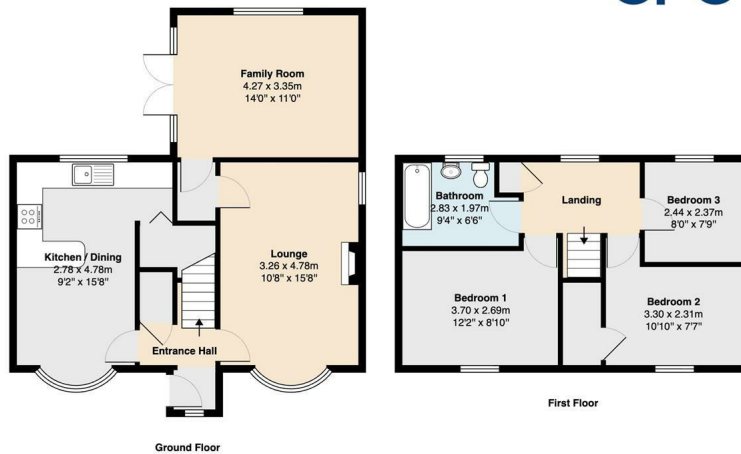








203 Laurelbank, Dunmurry, BELFAST, BT17 0RT



Total Area: 94.1 m<sup>2</sup> ... 1013 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) A			
(81-91) B			
(69-80) C			
(55-68) D		70	71
(39-54) E			
(21-38) F			
(1-20) G			
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.

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