

ULSTER PROPERTY SALES

UPS

ANDERSONSTOWN BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



9 GLENCOLIN CLOSE, GLEN  
ROAD, BELFAST, ANTRIM,

OFFERS OVER £189,950

A rare and exciting opportunity to acquire this charming and substantial end-terrace home, offered to the market chain-free and extending to an impressive c. 1,145 sq ft of bright, well-appointed and highly adaptable living accommodation. Perfectly positioned within this established and hugely sought-after residential location just off the renowned Glen Road, the property enjoys exceptional convenience to a wealth of local amenities including leading schools, shops and excellent transport links, as well as the abundance of amenities in Andersonstown such as the Glider service, cafés, restaurants, medical facilities and shopping centres.

The first floor comprises four well-proportioned bedrooms together with a white bathroom suite. Additional features include a useful storage cupboard housing the gas boiler on the landing and access to the roof-space via a pull-down ladder.

The ground floor offers a warm and welcoming entrance hall with a convenient downstairs W.C., along with two separate reception rooms. These include a bright and spacious living room and an additional versatile reception room which could easily serve as a fifth bedroom, home office or playroom depending on individual requirements. A large fitted kitchen opens seamlessly into a sizeable dining and entertaining area, creating an ideal space for modern family living.

Externally, the property benefits from a beautifully maintained front garden bordered by mature hedging, while the privately enclosed rear garden is low-maintenance in design and enjoys a bright southerly aspect.

Further benefits include gas-fired central heating, uPVC double glazing and an attractive open aspect to the front. This impressive home offers outstanding potential for buyers seeking to create a forever family home within a consistently popular and highly convenient location close to every essential amenity.

Early viewing is strongly recommended to fully appreciate the space, versatility and exceptional potential.



## Key Features

- An exceptional opportunity to acquire this substantial end-terrace home extending to approximately 1,145 sq ft of bright, well-appointed and generously proportioned accommodation throughout.
- Four well-proportioned and bright bedrooms are located on the first floor, with the added benefit of a flexible fifth bedroom option on the ground floor.
- Downstairs W.C., together with a white bathroom suite serving the first floor.
- Gas-fired central heating, uPVC double glazing, and a higher-than-average energy rating (EPC C-73).
- Offered for sale chain-free, this property represents a rare opportunity to acquire this striking and substantial home with superb potential, set within this established and highly sought-after Glen Road location.
- Superbly positioned just off the renowned Glen Road, this property benefits from close proximity to an excellent range of schools, shops and transport links, as well as the wide variety of amenities available in Andersonstown, including leisure facilities
- Two separate reception rooms including a large, bright and airy living room.
- Large fitted kitchen open to a generous dining and entertaining area.
- Well-maintained front garden with a flagged patio bordered by attractive mature hedging, along with a privately enclosed, low-maintenance rear garden enjoying a bright southerly aspect.
- Early viewing is strongly recommended to avoid disappointment, as opportunities like this seldom come to the market.



### GROUND FLOOR

Entrance canopy with a hardwood, glass-paneled front door featuring stained-glass insets, opening into a welcoming entrance hall with tiled flooring.

### DOWNSTAIRS W.C.

Low-flush WC, wash-hand basin with storage, tiled walls and floor.

### LIVING ROOM

15'2 x 12'10

Bright, airy room with two side-by-side windows, cornicing, central rose, and an attractive fireplace with marble-effect hearth and surround.

### LOUNGE / BEDROOM 5

9'6 x 7'2

Wood-effect stripped floor, cornicing, centre rose.

### KITCHEN / DINING / ENTERTAINING AREA

18'6 x 13'4

Large room with a range of high and low level units, single drainer stainless steel sink, partially tiled walls, tiled floor, storage cupboard, cornicing, open-plan to a sizeable dining/entertaining area, and a UPVC double-glazed rear door.

### FIRST FLOOR

Access to roof space via a pull-down ladder on the landing. Storage cupboard on landing housing gas boiler.

### BEDROOM 1

15'2 x 10'5

Laminated wood effect floor, cornicing.

### BEDROOM 2

17'1 x 6'5

Laminated wood effect floor, built-in robe.

### BEDROOM 3

13'3 x 10'4

Built-in robe.

### BEDROOM 4

10'3 x 7'1

Laminated wood effect floor.

### WHITE BATHROOM SUITE

Bath, telephone hand shower, low-flush W.C., pedestal wash hand basin, chrome effect sanitary ware, chrome effect towel warmer, fully tiled walls and floor.

### OUTSIDE

Well-maintained front garden and flagged patio, bordered by mature hedging. The property enjoys an attractive open aspect to the front, overlooking a mature tree and green area. Private enclosed rear garden with a southerly aspect, well maintained and bright.











Total Area: 106.4 m<sup>2</sup> ... 1145 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		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>Northern Ireland</b>		73	80
		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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