

ULSTER PROPERTY SALES

UPS

ANDERSONSTOWN BRANCH

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NETWORK STRENGTH – LOCAL KNOWLEDGE



**APT, 76A GLEN ROAD,
BELFAST, BT11 8BH**

OFFERS AROUND £139,950

A fantastic opportunity to purchase a superb ground floor spacious apartment with own door access that commands a prominent road frontage position within this prime residential location off the established Glen Road. Two good bright comfortable double bedrooms. Principal Bedroom with feature double patio doors / garden access. Good sized living room. Separate luxury fitted kitchen. Contemporary fitted white shower suite with feature shower enclosure. Gas fired central heating system. Upvc double glazed windows / double patio doors. Feature internal doors / floor coverings. Private and secure private rear garden, flagged and fenced. An apartment ideally positioned within the highly sought after Glen Road area that enjoys tremendous doorstep convenience within easy reach of local Schools, Shops and transport routes. Well worth a visit. Chain free.



Key Features

- A superb opportunity to purchase this spacious ground floor apartment with its own door access
- Principal Bedroom with feature double patio doors / garden access.
- Luxury fitted Kitchen.
- Upvc double glazed windows.
- Private and secure enclosed rear garden.
- Two good bright comfortable double bedrooms.
- One generous reception room.
- Contemporary fitted luxury Shower Suite.
- Gas fired Central Heating System.
- Well worth a visit / Chain Free.



GROUND FLOOR

Feature entrance door.

ENTRANCE PORCH

Feature inner door to;

LOUNGE

14'5 x 13'5

Feature internal doors to;

LUXURY FITTED KITCHEN

13'5 x 11'1

Range of high and low level units, single drainer sink unit, 4 ring ceramic hob, over head extractor unit, fridge freezer, plumbed for washing machine, gas boiler,

INNER HALL

Cloakroom / Storage / cloaks space. Separate large walk-in cupboard.

PRINCIPAL BEDROOM 1

13'4 x 11'4

Feature Upvc double glazed double patio doors / garden access.

BEDROOM 2

11'6 x 11'1

LUXURY SHOWER SUITE

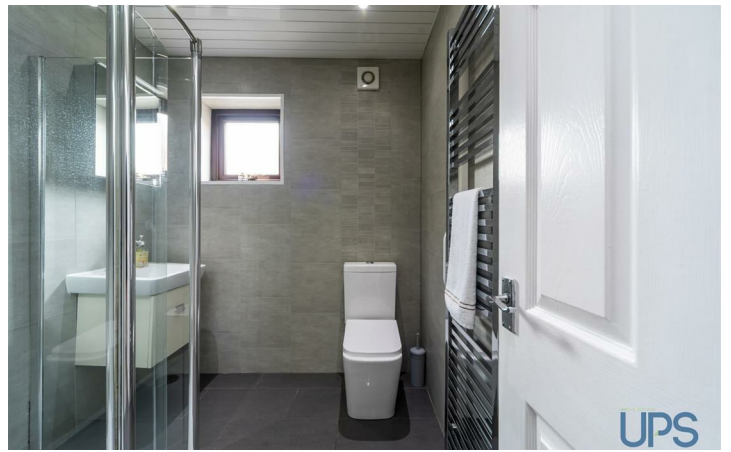
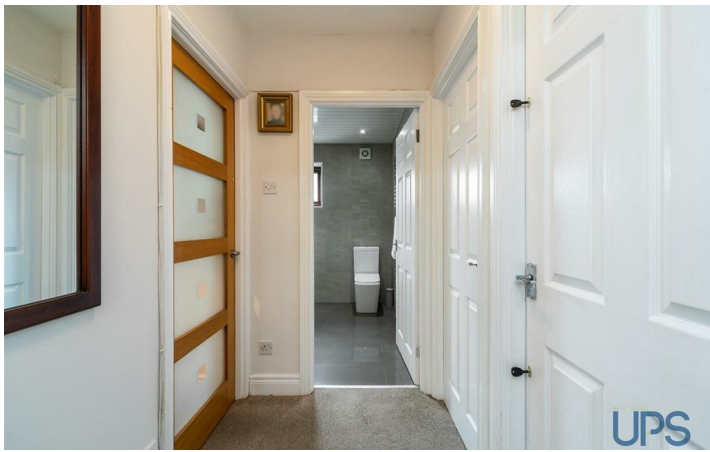
Feature shower enclosure, wash hand basin, vanity unit, low flush W.C. feature porcelain tiled flooring, pvc wall coverings, chrome heated towel rail.

OUTSIDE

Private and secure rear gardens, fenced with paving. Garden area to front.











76a, Glen Road, Belfast, BT11 8BH



Total Area: 62.9 m² ... 677 ft²

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		75	75
(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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NEWTOWNARDS
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RENTAL DIVISION
028 9070 1000



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