

ULSTER PROPERTY SALES

UPS

ANDERSONSTOWN BRANCH

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NETWORK STRENGTH – LOCAL KNOWLEDGE



**29 GLENDALE, BLACKS
ROAD, BELFAST, BT10 0NX**

OFFERS AROUND £384,950

A substantial extended detached family home that enjoys a mature landscaped private position in this hugely popular and sought-after residential cul-de-sac location, perfectly placed just off the established Blacks Road, therefore in close proximity to leading schools, shops and transport links, as well as the motorway network.

The property extends to around an impressive 1371 sq/ft and is offered for sale chain free; the well appointed and sizeable accommodation is briefly outlined below.

Four good bright comfortable bedrooms, a principal bedroom with a private ensuite shower room and an additional white bathroom suite off the landing complete's the first floor.

On the ground floor there is a spacious and welcoming entrance hall to a bright living room which has a bay window. A second reception room or a potential 5th bedroom benefits from an downstairs extended shower suite. A large fitted kitchen which is open to a casual dining area complete's the excellent layout suited to modern day family living requirements.

The property also benefits from double glazing and an oil fired central heating as well as a large attached garage. Extensive private and mature beautiful landscaped gardens compliment this home perfectly. A home that offers fantastic potential that can only be fully appreciated upon viewing, well worth an inspection. Chain Free.



Key Features

- An extended detached family home within this highly regarded exclusive residential development off the established Blacks Road.
- Principal bedroom with en-suite shower suite.
- Fitted kitchen / casual dining area / garden access.
- Extended downstairs shower suite.
- Oil fired central heating system.
- Four excellent well appointed bright double bedrooms.
- Two generous reception rooms.
- Bathroom suite.
- Upvc double glazed windows.
- Attached garage / Extensive landscaped mature private gardens / Chain Free.



GROUND FLOOR

Feature open entrance porch to;

ENTRANCE HALL

Feature entrance door, cloakroom downstairs cloakroom / storage, wooden effect stripped floor.

LOUNGE

17'1 x 12

Feature fireplace, inset and hearth, bay window.

FAMILY ROOM / BEDROOM 5

12 x 9'9

EXTENDED SHOWER SUITE

Feature shower enclosure, low flush wc, wash hand basin, tiling, feature flooring.

FITTED KITCHEN / DINING AREA

14'3 x 7'9

Range of high and low level units, feature work surfaces, sink unit, overhead extractor unit, tiling, plumbed for washing machine, open to a casual dining area, back door / garden access.

FIRST FLOOR

Feature double doors on landing to hotpress / storage, roofspace access.

PRINCIPAL BEDROOM 1

14'1 x 12'1

ENSUITE SHOWER ROOM

Feature shower cubicle with electric shower unit, low flush wc, wash hand basin, tiling.

BEDROOM 2

13'9 x 9'10

BEDROOM 3

9'9 x 8'8

BEDROOM 4

9'9 x 9'1

BATHROOM SUITE

Bathroom suite with panelled bath, wash hand basin, low flush wc, tiling.

ROOFSPACE

Feature access / storage.

OUTSIDE

Extensive site with private south facing gardens with mature well stocked planting, neatly laid lawns both front and rear, flagged patio area. Feature paved driveway with ample car parking. PVC oil tank.

ATTACHED GARAGE

18'4 x 9'3

Up and over door, light and power, plumbed for washing machine, oil fired boiler.











Total Area: 127.3 m² ... 1371 ft² (excluding garage)
 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		74
(39-54)	E	64	
(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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