

ULSTER PROPERTY SALES

UPS

ANDERSONSTOWN BRANCH

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Antrim, BT11 9BY

028 9060 5200

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NETWORK STRENGTH - LOCAL KNOWLEDGE



36 GLENCOLIN AVENUE,
GLEN ROAD, BELFAST,

OFFERS OVER £104,950

A superb opportunity to purchase this well-presented ground floor one-bedroom apartment, benefiting from its own private front door access and ideally positioned in a quiet cul-de-sac just off the established and highly sought-after Glen Road.

The property enjoys excellent convenience to a wealth of local amenities, including a variety of schools, shops and transport links, along with all the facilities Andersonstown has to offer, such as leisure facilities, cafés, restaurants, medical services, popular shopping centres and the Glider service.

The accommodation comprises one bedroom, a bright and airy living room, a separate fitted kitchen and a white bathroom suite.

Further benefits include gas-fired central heating, uPVC double glazing and the added advantage of being offered for sale chain-free.

Perfectly suited to a range of buyers, this easily manageable ground floor home combined with its superb location makes it an opportunity not to be missed. Early viewing is highly recommended.



Key Features

- A fantastic opportunity to purchase this well-presented one-bedroom ground floor apartment, benefiting from its own private front door access.
- Separate fitted kitchen.
- Gas-fired central heating and uPVC double glazing. (Higher than average energy rating EPC C-72)
- Conveniently located close to an abundance of amenities on the Glen Road and in Andersonstown, including a wide selection of schools, shops and excellent transport links.
- Early viewing highly recommended.
- Bright and airy living room.
- White bathroom suite.
- Front garden.
- Ideally located close to major arterial routes, the wider motorway network and offering excellent accessibility to Belfast City Centre as well as both Belfast and Lisburn.



ENTRANCE / GROUND FLOOR

Own front door access leading to;

ENTRANCE HALL

Storage Cupboards x3.

LIVING ROOM

Laminated wood effect floor.

SEPARATE FITTED KITCHEN

Range of high and low level units, single drainer stainless steel sink unit, built-in hob and under-oven, partially tiled walls.

BEDROOM 1

WHITE BATHROOM SUITE

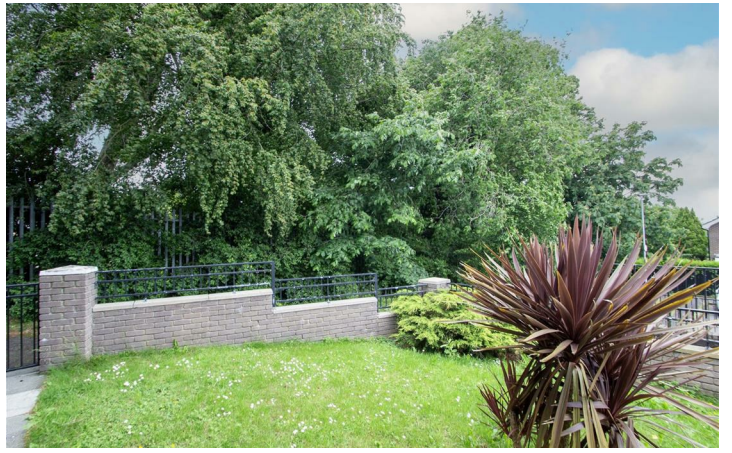
Bath, low-flush W.C, pedestal wash hand basin, partially tiled walls, chrome effect towel warmer, chrome effect sanitary ware.

OUTSIDE

Front garden.



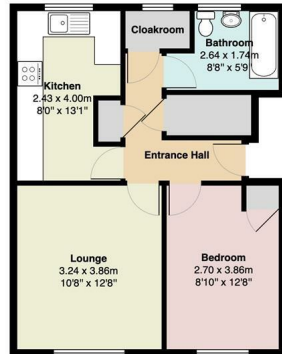








36 Glencolin Avenue, BELFAST, BT11 8NZ



Total Area: 47.4 m² ... 510 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		72	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.

ULSTERPROPERTYSALES.CO.UK

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028 9756 1155

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028 9188 8000

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RENTAL DIVISION
028 9070 1000



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