



24 GLENAAN AVENUE

Belfast BT17 9AU

Offers Over
£280,000



HOUSE - SEMI-
DETACHED
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KEY FEATURES

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ROOM DETAILS

ENTRANCE

Enclosed Entrance
Porch:

GROUND FLOOR

Front Lounge:

16'7" x 12'7" at widest points

Living / Dining Area:

16'7" x 12'5"

Kitchen:

11'9" x 10'10"

Conservatory:

11'5" x 8'8"

Stairs to First Floor

Landing:

FIRST FLOOR

Roofspace:

Front Bedroom:

12'11" x 9'9"

Bedroom Two:

9'11" x 9'9"

Bedroom Three:

9'11" x 6'9" at widest points

Luxury Wet Room:

OUTSIDE

Driveway and Front Garden:

Detached Garage:

Rear Garden:



DIRECTIONS

Travelling in the direction of Lisburn along the M1 from Belfast, take the exit for Blacks Road, then at the traffic lights turn left onto Old Golf Course Road. Continue straight ahead at the roundabout and follow the road towards Dunmurry village. Turn left onto Glenburn Road and then take a right onto Glенаan Avenue. No. 24 is located on the left-hand side.



THE LOCAL AREA

South Belfast is renowned for its fabulous residential areas which make it one of the most sought-after locations to live in Northern Ireland. The beautiful tree-lined streets, tranquil parks and excellent local schools are just a few of the reasons why so many wish to call it home.



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	56	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland			73
			EU Directive 2002/91/EC

OUR BRANCHES

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