



Excellent semi-detached family home set within a mature and highly sought after address, which offers both privacy and convenience being located on the popular Glen Road, just a short stroll from an array of shops, restaurants, leading schools and public transport links to Belfast City Centre. The property offers so much potential and would be ideal for those seeking an opportunity to renovate and add their own stamp

As you step inside, the home's character is immediately apparent. A bright entrance hall leads to a spacious living room with feature fireplace, separate dining room with feature bay window, lounge/family room, fitted kitchen with utility room and downstairs WC. Upstairs are four well-proportioned bedrooms and family bathroom. A standout feature is the impressive rear garden with maintained lawn. The outdoor space also features a detached garage and tarmac driveway providing ample parking for multiple vehicles. We have no doubt there will be a high level of interest, therefore early viewing is highly recommended.

**Offers Over  
£284,950**

119 Glen Road,  
Andersonstown,  
BELFAST,  
BT11 8BJ

Viewing by  
appointment  
through agent  
028 9066 3030





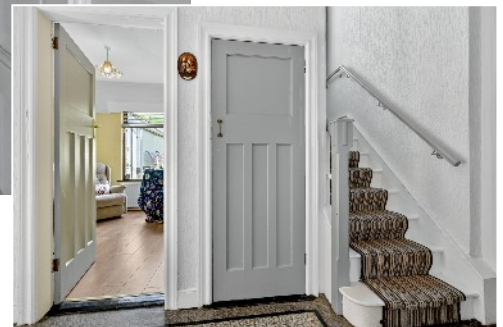
- Fantastic semi-detached family home offering so much potential for those wanting to add their own stamp
- Prime position on the Glen Road, close to local shops, schools and public transport links
- Internal features including feature fireplaces, stained glass windows, picture rails & cornice ceilings
- Bright living room with fireplace
- Separate dining room with bay window
- Family room or good sized home office
- Fitted kitchen leading to utility room
- Ground floor wc
- Four well proportioned bedrooms
- Family bathroom with white suite
- Oil fired central heating
- Generous mature site laid in lawn and detached garage
- Tarmac driveway with ample parking for numerous cars
- Within the catchment area for a wide & varied range of leading primary & grammar schools

The Property Comprises:

### Ground Floor

ENTRANCE PORCH: Hardwood front door, terrazzo flooring.

HALLWAY: Hardwood inner door with glazed panel, terrazzo flooring.



LIVING ROOM: 13' 1" x 12' 5" (3.99m x 3.78m) Feature fireplace with wood surround, granite surround and open fire, picture rail, cornice ceiling, laminate wood strip flooring.



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DINING ROOM: 12' 6" x 11' 1" (3.81m x 3.38m) Wood strip flooring, feature fireplace, feature bay window, picture rail.



FAMILY ROOM: 11' 0" x 9' 8" (3.35m x 2.95m) Feature fireplace, laminate wood strip flooring.



KITCHEN: 11' 4" x 8' 9" (3.45m x 2.67m) Range of high and low level units, built-in oven, hob and extractor fan, stainless steel sink with mixer tap, laminate work surfaces, terrazzo flooring.



UTILITY ROOM: Plumbed for washing machine and dishwasher, laminate work surfaces.

DOWNSTAIRS W.C.: Low flush wc, wash hand basin, under stairs storage.



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## First Floor

LANDING: Carpeted, access to loft.



BEDROOM (1): 13' 1" x 10' 4" (3.99m x 3.15m) Wood strip flooring, picture rail, robes with sliding doors.

BEDROOM (2): 12' 5" x 11' 1" (3.78m x 3.38m) Vinyl flooring, feature fireplace, picture rail.



BEDROOM (3): 11' 0" x 8' 10" (3.35m x 2.69m) Laminate wood strip flooring.

BEDROOM (4): 9' 5" x 7' 1" (2.87m x 2.16m) Vinyl flooring, picture rail.



BATHROOM: Low flush wc, wash hand basin with vanity unit, bath with overhead shower, walk-in corner shower with electric Redring shower, chrome heated towel rail, uPVC wall panelling, ceramic flooring, recessed spotlights.



Outside

BOILER HOUSE:

GARAGE: 18' 8" x 8' 2" (5.69m x 2.49m) Light and power.

Driveway parking. uPVC fascias, soffits and downpipes.



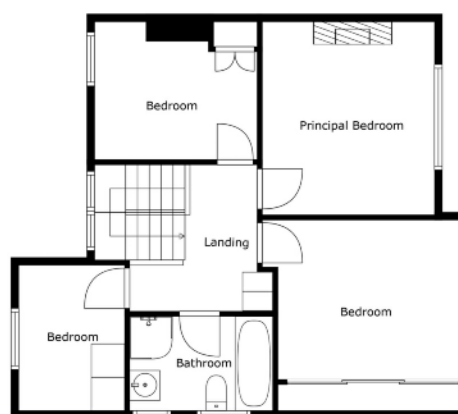


## Location:

Drive towards Glen Road on Kennedy Way, at the round about take the third exit and the property is on the left hand side.



Floor 1



Floor 2

Sizes And Dimensions Are Approximate, Actual May Vary.

Lisburn Road - 028 90 66 3030  
 Ballyhackamore - 028 90 65 0000  
 Lisburn - 028 92 66 1700  
 North Down - 028 90 42 4747  
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