



## APT 42 MEADOWHILL GRANGE, GLEN ROAD, BELFAST, BT11 8QS

This is a superb opportunity to purchase this beautiful ground-floor apartment with its own front door access and enjoy this elevated position with attractive views, together with being in proximity to lots of schools, shops, and an abundance of amenities in Andersonstown, along with state-of-the-art leisure facilities and much more!

Two bedrooms and a bright and airy living room that is open plan to an up-upgraded fitted kitchen with decorative tiling, as well as a modern shower room with spotlights and beautiful tiling, add further to the appeal of this fantastic apartment.

Gas-fired central heating and double glazing, as well as communal car parking and accessible living on ground floor level, complete this rare opportunity.

Colin Glen, Ireland's Leading Adventure Park, is close by, as are beautiful parklands, arterial routes, and both Belfast and Lisburn are easily accessible.

Early viewing is strongly recommended.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	76	78
(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			

OFFERS AROUND £109,950

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## Key Features

- Beautiful ground floor apartment with own front door access and enjoys this elevated position with beautiful views.
- Bright and airy living room.
- Modern shower suite.
- Accessibility to Andersonstown and an abundance of amenities including state-of-the-art leisure facilities.
- Arterial routes close by as well as Belfast and Lisburn being easily accessible.
- Two bedrooms.
- Upgraded fitted kitchen.
- Gas fired central heating / Double glazing / Higher-than-average energy rating, EPC C-76.
- Proximity to both Belfast and Lisburn as well as Colin Glen, Ireland's leading Adventure Park.
- Early viewing strongly recommended.





## GROUND FLOOR

Hardwood front door to;

## ENTRANCE HALL

To;

## LIVING ROOM

Wood strip floor.

## LUXURY KITCHEN

Range of high and low level units, single drainer stainless steel sink unit, beautiful partially tiled walls and floor, built-in hob and underoven, stainless steel extractor fan, integrated fridge and freezer, breakfast bar.

## REAR HALLWAY

Storage cupboard.

## BEDROOM 1

Wooden effect strip floor.

## BEDROOM 2

Wooden effect strip floor.

## SHOWER ROOM

Shower cubicle, low flush w.c, wash hand basin and storage cupboard, spotlights, beautiful tiled walls and floor.

## OUTSIDE

Communal carparking.

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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 Andersonstown on .

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. 18034526**

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.

ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN  
028 9060 5200

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028 9047 1515

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