



26 GLENDALE, BLACKS ROAD, BELFAST, BT10 ONX



A very unique opportunity to acquire a spacious detached family home within this mature, private, residential cul de sac off the increasingly popular Blacks Road. Four good, well appointed bright double bedrooms. Principle bedroom with ensuite shower room. Two separate reception rooms. Fitted kitchen / dining area. White bathroom suite. Upvc double glazed windows / front, rear and patio doors, eaves / fascia all in Upvc. Feature floor coverings. Oil fired central heating system. Attached garage. Private, mature and secluded, extensive south facing, landscaped gardens in neat lawns and planting. Fantastic doorstep convenience within easy access to major road network / M1 / Upper Lisburn Road / transport links to include the Blacks Road Park and Ride, Primary and Grammar schools all nearby. Only upon viewing can the position of this fine home be truly appreciated. Well worth an inspection.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	59	59
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

OFFERS AROUND £364,950

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Key Features

- Spacious detached family home within this mature, private, residential cul de sac location.
- Principle bedroom with Ensuite shower room.
- Fitted kitchen open to a casual dining area.
- Upvc double glazed windows.
- Attached garage / Good car parking.
- Four good, well appointed bright double bedrooms.
- Two separate reception rooms.
- White bathroom suite.
- Oil fired central heating system.
- Extensive mature and private south facing Landscaped rear gardens.





GROUND FLOOR

OPEN ENTRANCE PORCH

Upvc double glazed entrance door to;

LOUNGE

19'7 x 13'4

Bay window, fireplace with inset and hearth, wooden effect strip floor.

LIVING ROOM

10'8 x 10'3

Wooden effect strip floor, Upvc patio doors.

FITTED KITCHEN / DINING AREA

14'3 x 10'1

Range of high and low level units, formica work surfaces, single drainer stainless steel sink unit. Double oven, 4 ring ceramic hob, plumbed for washing machine, built-in microwave, tiling, downlighters.

LANDING

Hotpress.

PRINCIPLE BEDROOM 1

14'9 x 12'1

ENSUITE SHOWER ROOM

Fully tiled shower cubicle, electric shower unit, pedestal wash hand basin, low flush w.c, tiling, ceramic tiled floor.

BEDROOM 2

12'0 x 10'8

BEDROOM 3

16'3 x 10'2

BEDROOM 4

11'2 x 9'3

WHITE BATHROOM SUITE

Panelled bath, wash hand basin, low flush w.c, tiling, ceramic tiled floor.

LARGE ATTACHED GARAGE

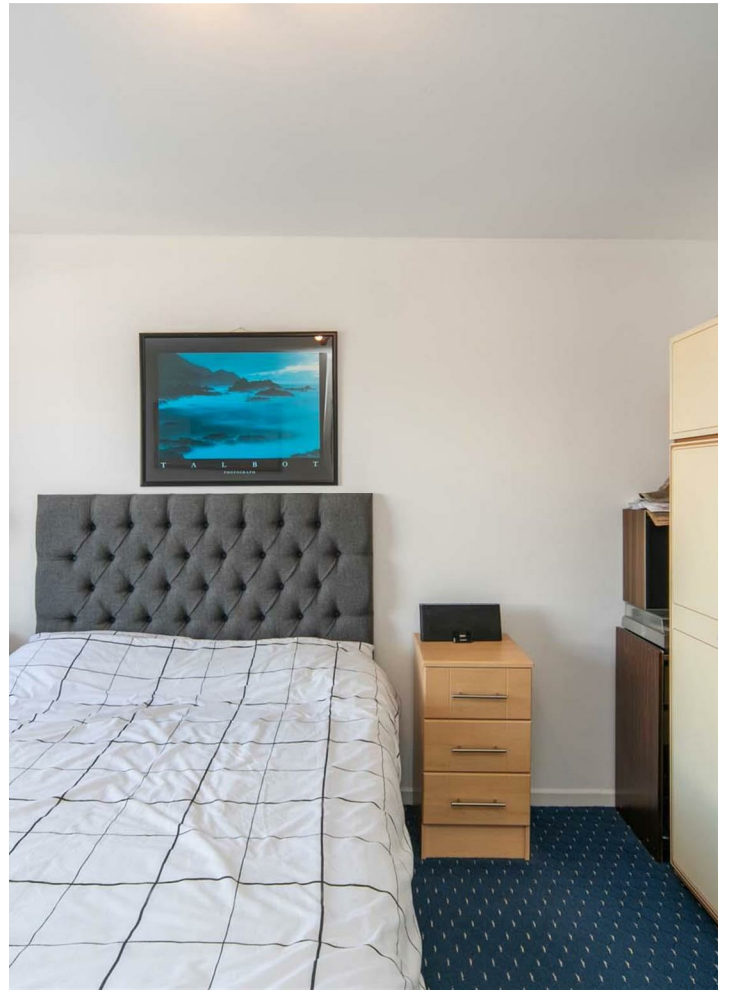
Up and over door.

OUTSIDE

Extensive landscaped private and secluded mature gardens with neat lawns, planting and fir trees, flagged patio area.

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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 Conor 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. 16903573

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.

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