



74E GLEN ROAD, BELFAST, BT11 8BH



Perfectly positioned within this small and conveniently located development just off the established and highly sought-after Glen Road, which benefits from tremendous doorstep convenience to include a short walk to Gransha shops, excellent transport links, and lots of nearby schooling, to name a few, this chain-free apartment is a great start!

With its own front door access and a higher-than-average energy rating (EPC B-81), this well-appointed first-floor apartment that enjoys proximity to an abundance of amenities in Andersonstown, including state-of-the-art leisure facilities, must be seen to be fully appreciated, and the accommodation is briefly outlined below.

Two bedrooms and a bright and airy living room with access to a separate fitted kitchen, as well as a shower suite with decorative tiling and electric heating, all add further to the appeal of this superb apartment.

The Kennedy Centre, with all its stores and services, including Sainsbury's, as well as proximity to Lidl and the Asda/Westwood shopping complex, are close by, as are the wider motorway network and the Glider service, as well as being within easy reach of the city centre, to name a few.

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		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		81	82
EU Directive 2002/91/EC			

OFFERS AROUND £119,950

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Key Features

- Chain-free, first-floor apartment with its own front-door access is superbly located in this desirable and highly sought-after location.
- Good-sized living room.
- Shower suite with decorative tiling.
- Plenty of car-parking.
- The Kennedy Centre/Sainbury's is close by as well as Lidl and Asda/Westwood shopping complex.
- Two good-sized bedrooms.
- Separate fitted kitchen.
- Electric storage heaters. / double glazing / Higher-than-average energy rating (EPC B-81)
- Close to an abundance of amenities in Andersonstown along with state-of-the-art leisure facilities and lots of schools.
- The wider motorway network is within easy reach and we strongly recommended viewing for this beautiful apartment.





GROUND FLOOR

Hardwood front door to;

ENTRANCE PORCH

Wooden effect strip floor, access to;

LIVING ROOM

13'2 x 12'5

Wooden effect strip floor.

KITCHEN

10'10 x 7'0

Range of high and low level units, single drainer stainless steel sink unit, partially tiled walls, tiled floor, plumbed for washing machine.

REAR HALLWAY

Storage cupboard.

BEDROOM 1

14'8 x 10'5

Wooden effect strip floor.

BEDROOM 2

12'0 x 9'11

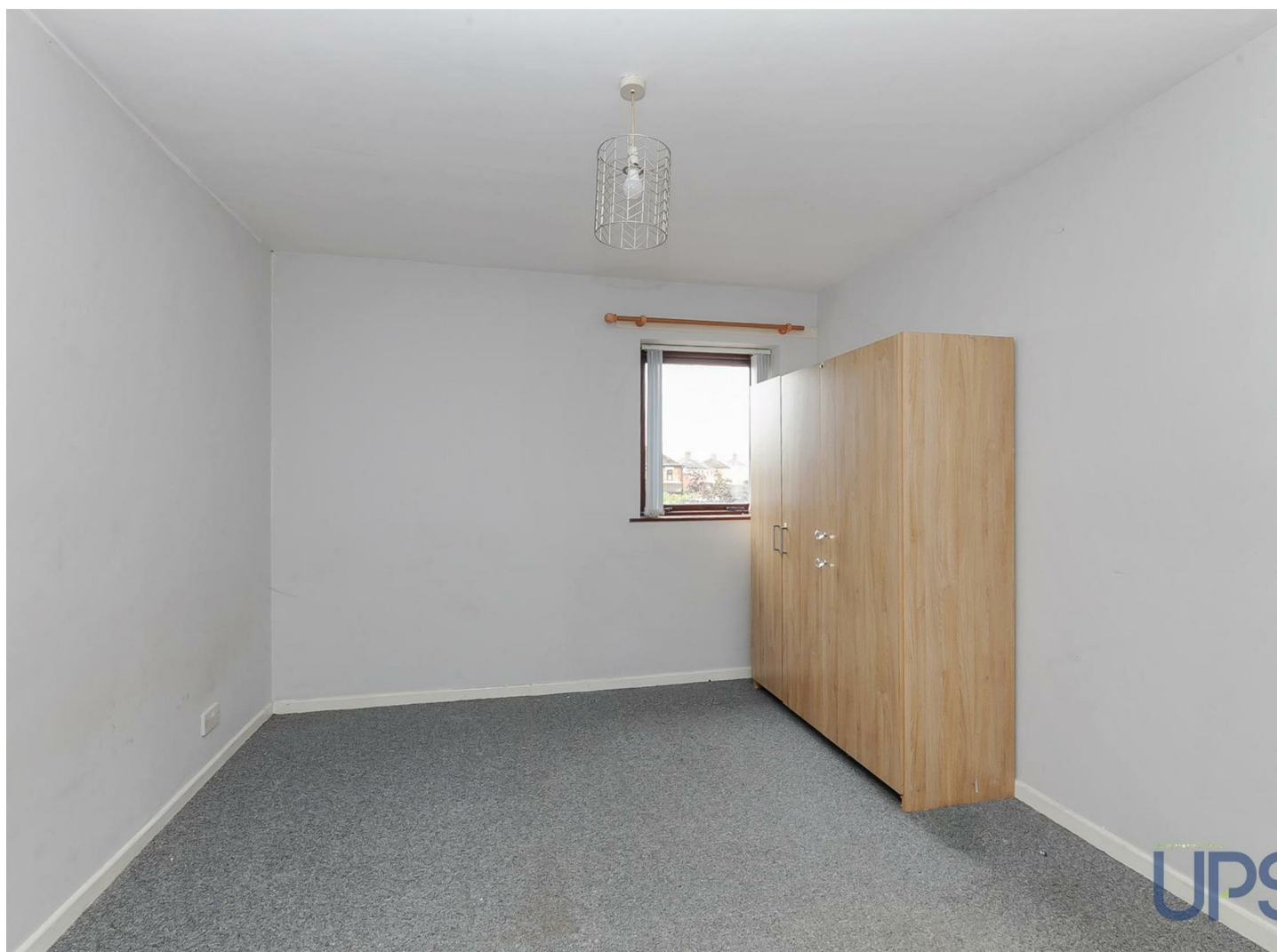
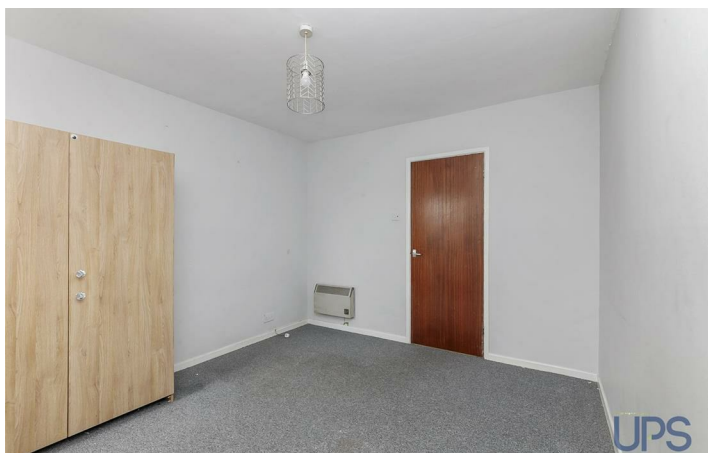
SHOWER ROOM

Shower cubicle, electric shower unit, low flush w.c, wash hand basin and vanity unit, chrome effect sanitary ware, beautifully partially tiled walls.

OUTSIDE

Communal car-parking.

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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. 18079855

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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