



23 NORFOLK ROAD, GLEN ROAD, BELFAST, BT11 8DE



A comfortable, well maintained and presented end town house within a convenient location popular with first time buyers and investors alike. Three good bright well appointed double bedrooms. One generous reception room. Fitted kitchen. Newly installed, luxury white shower suite. Upvc double glazed windows / gas fired central heating system. Generous site with enclosed, private rear gardens with feature open aspect. Fantastic first time buy within easy walking distance to the Glen Road / shops / schools / transport links / easy access to Falls Park. Competitively priced family home. Chain free / Immediate possession

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	73	73
(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 £124,950

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Key Features

- Comfortable, well maintained and presented end town house.
- One reception room.
- Newly installed luxury white shower suite.
- Gas fired central heating system.
- Fantastic first time buy.
- Three good, bright, double bedrooms.
- Fitted kitchen.
- Upvc double glazed windows.
- Generous site with large enclosed, private rear gardens with feature open aspect.
- Competitively priced family home / chain free / immediate possession.





GROUND FLOOR

OPEN ENTRANCE PORCH

Upvc double glazed entrance door to;

ENTRANCE HALL

Wooden effect strip floor, cloaks space downstairs.

LOUNGE

12'2 x 11'9

Wooden effect strip floor.

FITTED KITCHEN

11'6 x 8'7

Range of high and low level units, formica work surfaces, tiling, ceramic tiled floor, single drainer stainless steel sink unit, 4 ring ceramic hob, underoven, overhead extractor hood, Upvc double glazed back door.

LUXURY WHITE SHOWER SUITE

Shower cubicle, thermostatically controlled shower unit, feature shower head, wash hand basin with vanity unit, pvc wall coverings, low flush w.c. downlighters.

FIRST FLOOR

BEDROOM 1

14'3 x 9'4

Wooden effect strip floor.

BEDROOM 2

12'1 x 9'3

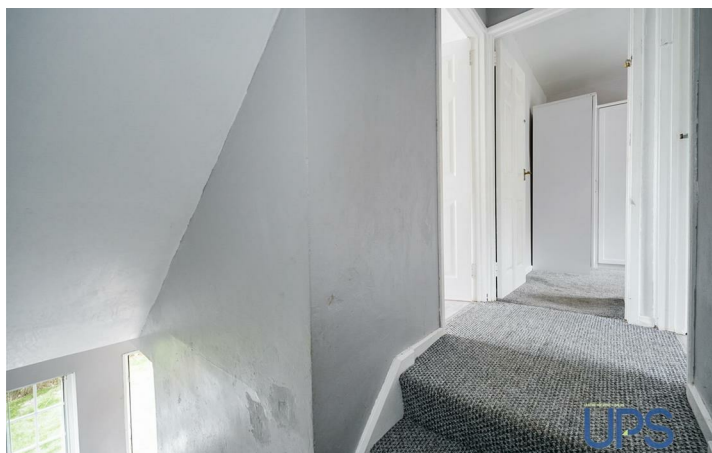
BEDROOM 3

9'3 x 9'2

OUTSIDE

Gardens to front and extensive to rear with access to side, private and secluded to rear.

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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 Dean 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. 16818742

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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