



11 COOLNASILLA PARK EAST, GLEN ROAD, BELFAST, BT11 8LB



A very unique opportunity to acquire a substantial, extended semi detached, family home that enjoys an extensive, landscaped, private south facing site. Three excellent, bright, double bedrooms and two separate reception rooms. Further extended conservatory with garden access. Extended luxury fitted kitchen with casual dining area. Luxury white shower suite. Upvc double glazed windows to include Pvc window Sill coverings. Oil fired central heating system. Downstairs cloakroom / W.c. Driveway with excellent car parking to large detached garage / feature wall with railings and double gates. Private, landscaped, mature south facing gardens. Good presentation. This chain-free semi-detached home is perfectly placed just off the established Glen Road in close proximity to Schools, Shops, and transport links, as well as enjoying accessibility to an abundance of amenities in Andersonstown, which include state-of-the-art leisure facilities, cafes and restaurants. Only upon viewing can the well appointed extended family accommodation and private south facing position of this impressive extended home be truly be appreciated. Well worth an inspection. Chain free / immediate possession.

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		59	68
EU Directive 2002/91/EC			

OFFERS AROUND £234,950

Key Features

- Substantial extended semi detached family home that enjoys an impressive South facing extensive site.
- Two separate reception rooms.
- Extended luxury fitted kitchen / Casual Dining area.
- Upvc double glazed windows / eaves / fascia / Sills also in Upvc.
- Downstairs w.c / cloakroom.
- Three excellent bright double bedrooms.
- Further extended conservatory.
- Luxury white shower suite.
- Oil fired central heating system.
- Large Detached garage / Private landscaped, mature, south facing rear garden / Chain free.





GROUND FLOOR

FEATURE ENTRANCE

HALL

To;

LOUNGE

13'2 x 10'3

Wooden effect strip floor. Feature window.

LIVING ROOM

12'2 x 10'5

Feature fire surround, wooden effect stripped flooring, Double glazed sliding patio doors to:

EXTENDED UPVC

CONSERVATORY

9'3 x 9'1

feature flooring, garden access.

EXTENDED LUXURY KITCHEN / DINING AREA

18'0 x 8'2

Luxury range of high and low level units, 4 ring ceramic hob, double built-in oven, overhead extractor hood, feature marble worktops and sink unit downlighters. Breakfast bar / further casual dining area.

DOWNSTAIRS W.C

Low flush w.c, wash hand basin. Feature flooring.

FIRST FLOOR

BEDROOM 1

11'4 x 8'0

Built-in slide robes.

BEDROOM 2

12'1 x 8'6

Built-in robes.

BEDROOM 3

8'8 x 8'4

Wooden effect strip floor, built-in mirror slide robes.

LUXURY SHOWER SUITE

Fully tiled shower cubicle with electric shower unit, pedestal wash hand basin, low flush w.c, tiling, chrome heated towel rail, hotpress with copper cylinder.

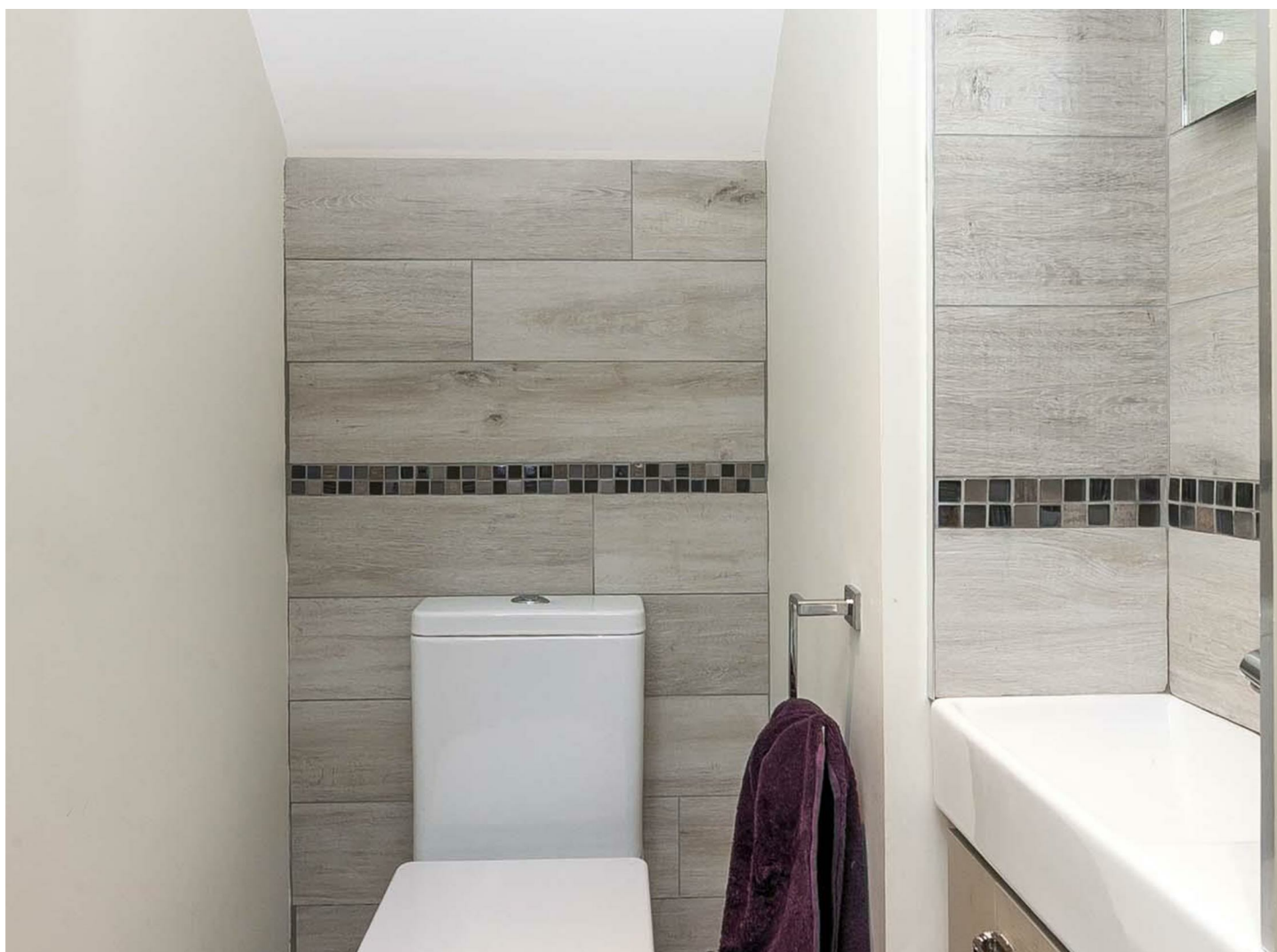
OUTSIDE

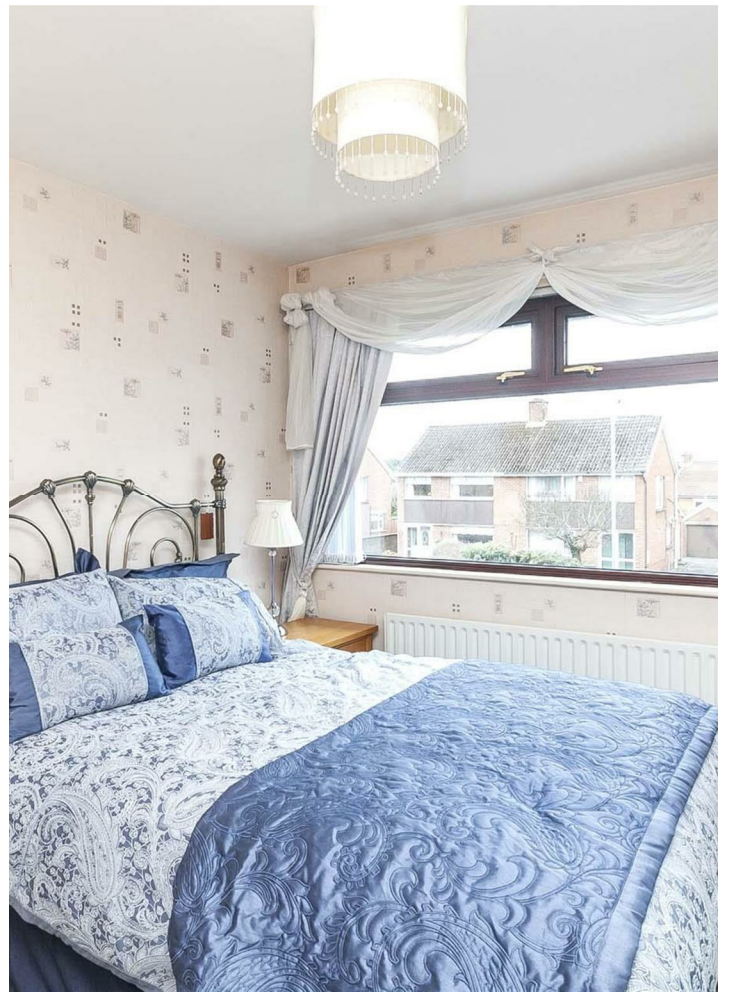
Feature pillars and double gates with rails. Driveway to front and side, ample car parking, private and secure, south facing gardens in lawns and planting.

DETACHED GARAGE

Feature Roller door, light and power, oil fired boiler.

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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. 18303772

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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