



## 38 GLENHILL PARK, OFF FRUITHILL PARK, BELFAST, BT11 8GB



A rare opportunity to purchase this attractive semi-detached home superbly placed on this large corner position offering plenty of space to extend the existing accommodation subject to normal consent. The property is ideally placed in this extremely desirable location close to an abundance of amenities in Andersonstown, which include state-of-the-art leisure facilities, cafes, restaurants, and much more. There are also excellent transport links within a short distance, which include bus, taxi, and the Glider service. The wider motorway network and arterial routes are also close by.

The property is offered for sale chain-free and benefits from a higher-than-average energy rating (EPC C-72), and the well-appointed accommodation, which extends to around 940 sqft, is briefly outlined below.

Three good-sized bedrooms and a white bathroom suite with a separate W.C. complete the first floor.

On the ground floor, there is a spacious and welcoming entrance hall as well as two separate reception rooms and a kitchen/dining area.

The property has gas-fired central heating and UPVC double glazing as well as off-road car parking and well-maintained, good-sized front, side, and rear gardens.

The Kennedy Centre, with all its stores and services, which include Sainsbury's, is close by, as is Lidl and Asda, plus a large selection of schools, beautiful parklands, and all the popular

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(94 plus) A			
(81-93) B			
(69-80) C		72	73
(55-68) D			
(39-54) E			
(29-38) F			
(1-28) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

OFFERS AROUND £219,950



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### Key Features

- Attractive semi detached home superbly placed on this large corner position offering plenty of space to extend.
- Spacious and welcoming entrance hall leading to two separate reception rooms and a kitchen / dining area.
- Upvc double glazing.
- Tremendous doorstep convenience to include the Kennedy Centre, Lidl and Asda plus a large selection of schools.
- Offered for sale chain free and benefits from a higher than average energy rating ( EPC C72 )
- Three good sized bedrooms, white bathroom suite and separate w.c complete the first floor.
- Gas fired central heating system.
- Off road carparking and well maintained, good sized front, side and rear gardens.
- Excellent transport links within a short distance
- Early viewing highly recommended for this beautiful family home that is offered for sale chain-free.







## GROUND FLOOR

Upvc double glazed front door to:

### SPACIOUS ENTRANCE HALL

Cornicing, storage understairs.

### LIVING ROOM

12'7 x 10'10  
Cornicing.

### DINING ROOM

11'0 x 10'1  
Cornicing.

### KITCHEN / DINING AREA

12'2 x 10'11  
Range of high and low level units, single drainer stainless steel sink unit, partially tiled walls, Upvc double glazed back door.

## FIRST FLOOR

### SPACIOUS LANDING

Shelved storage cupboard.

### BEDROOM 1

12'8 x 10'10

### BEDROOM 2

11'9 x 9'11

### BEDROOM 3

9'8 x 7'1  
Built-in robes.

### WHITE BATHROOM SUITE

Bath, thermostatically controlled shower unit, wash hand basin, partially tiled walls.

### SEPARATE W.C

Low flush w.c.

## OUTSIDE

Privately enclosed rear garden and patio, outdoor tap, off road carparking, front and side garden.



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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. 18311015**

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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