



## 15 GLENBANK COURT, POLEGLASS, BELFAST, BT17 0SG

A very rare opportunity to purchase this larger end of terrace home that extends to around an impressive 1046 sq ft and is perfectly set tucked away within this small and quiet residential cul-de-sac position that very rarely becomes available and has the added bonus of being offered for sale chain-free, coupled with its proximity to lots of nearby amenities that include lots of schools, shops and transport links along with the Clider service, arterial routes and state-of-the-art leisure facilities, to name a few!

The well-appointed accommodation is bright and airy throughout, and the property enjoys a bright southerly position. The accommodation is briefly outlined below.

Three bedrooms, a principal bedroom with built-in mirrored slide robes and a bathroom suite that has spotlights complete the first floor.

On the ground floor there is a very spacious and welcoming entrance hall together with a handy downstairs W.C., and the large living room has a bay window and an attractive fireplace. There are also double doors leading to a luxury fitted kitchen that has spotlights and an open-plan dining area.

Other qualities include gas-fired central heating and UPVC double glazing, as well as a privately enclosed, low-maintenance rear garden and patio that enjoy a bright southerly position, and there is also an outdoor tap.

Colin Glen, Ireland's leading adventure park, is within easy reach, as is the recently completed Páirc Nua Chollann on the Stewartstown Road opposite the new Colin Connect

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	67
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

OFFERS AROUND £149,950



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### Key Features

- An extremely rare opportunity to purchase this sizeable end of terrace home offering spacious accommodation extending to around an impressive 1046 sqft!
- Three good-sized bedrooms, the principal bedroom with built-in mirrored slide robes.
- Luxury fitted kitchen with spotlights open plan to dining space.
- Bathroom suite on first floor.
- Privately enclosed, low-maintenance rear garden and patio enjoying a bright southerly position.
- Offered for sale chain-free and perfectly set in the small and quiet cul-de-sac that enjoys a bright southerly position.
- Large living room with bay window, attractive fireplace and double doors.
- Spacious and welcoming entrance hall with handy downstairs W.C.
- Gas-fired central heating / UPVC double glazing.
- Close to lots of schools, shops and transport links, along with the Glider service, arterial routes and both Belfast and Lisburn, to name a few, early viewing highly recommended!





## GROUND FLOOR

Upvc double glazed front door to:

### ENTRANCE PORCH

Inner door to:

### SPACIOUS HALLWAY

### DOWNSTAIRS W.C

Low flush w.c, wash hand basin, chrome effect sanitary ware, chrome effect towel warmer, tiled floor, spotlights, extractor fan.

### LIVING ROOM

21'1 x 11'4

Wood strip floor, bay window, attractive fireplace, double doors to:

### KITCHEN / DINING AREA

15'4 x 11'1

Range of high and low level units, single drainer stainless steel 1 1/2 bowl sink unit, plumbed for washing machine, built-in hob and underoven, spotlights.

## FIRST FLOOR

### LANDING

Storage cupboard.

### BEDROOM 1

11'5 x 9'10

Built-in mirrored slide robes, laminated wood effect floor.

### BEDROOM 2

11'11 x 11'6

Laminated wood effect floor, built-in robes.

### BEDROOM 3

10'4 x 8'10

## BATHROOM

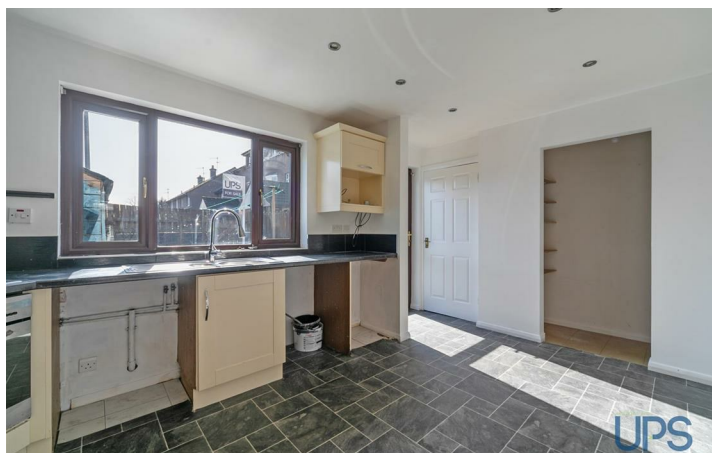
Bath, electric shower unit, low flush w.c, pedestal wash hand basin, chrome effect sanitary ware, spotlights, extractor fan, tiled walls.

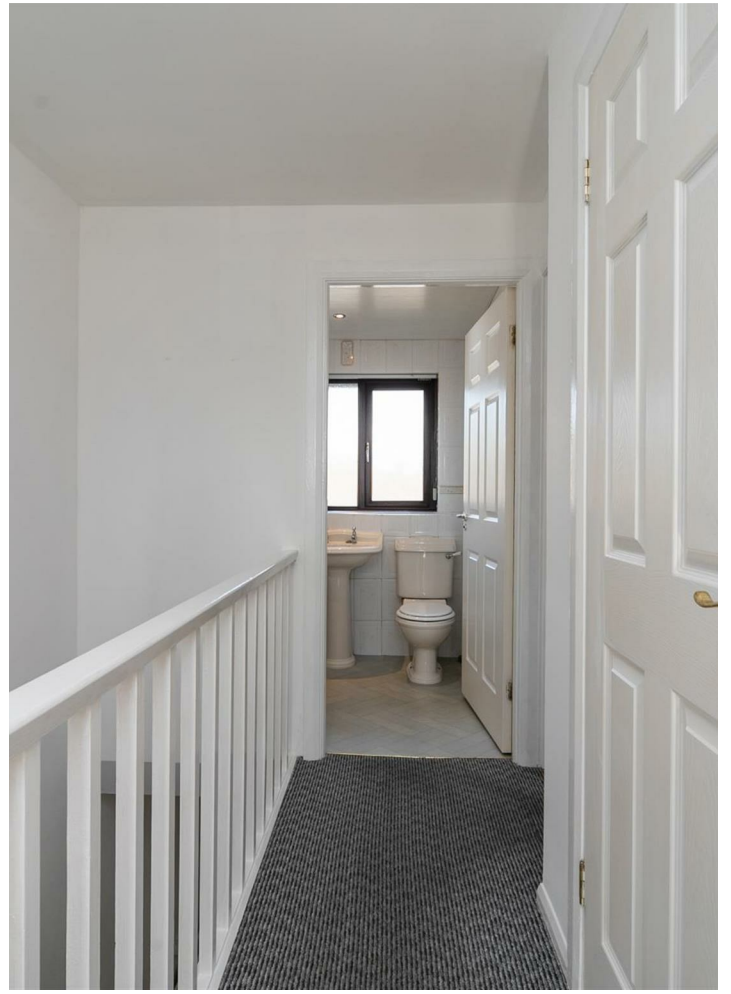
## OUTSIDE

Enclosed rear garden and patio area enjoying a bright southerly position, outdoor tap. Off-road car parking to the front.



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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. 18330884**

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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