



## 45 COOLNASILLA PARK SOUTH, GLEN ROAD, BELFAST, BT11 8LF



An extended well maintained and presented semi detached family home that enjoys a mature, landscaped, private position within this popular residential location off the Glen Road that continues to soar in demand. Three good bright, well appointed bedrooms. One generous reception. Extended luxury finished kitchen with a casual dining area and open to a further family living space with feature double patio doors. Luxury fitted white bathroom suite. Upvc double glazed windows / eaves and fascia also in Upvc. Gas fired central heating system. Good presentation throughout. Private and secure, landscaped rear gardens. Feature wall / railings / pillars. Positioned just off the established Glen Road in 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'. A family-friendly neighbourhood that offers lots, early viewing is advised. This home will not disappoint. Well worth a visit.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(91-101)	B		
(81-90)	C		
(71-80)	D		
(61-70)	E		
(51-60)	F		
(31-50)	G		
Not energy efficient - higher running costs			
Northern Ireland		70	71
EU Directive 2002/91/EC			

OFFERS AROUND £214,950

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### Key Features

- An extended semi detached family home that enjoys a mature landscaped private position.
- One generous reception room.
- Luxury fitted white bathroom suite.
- Gas fired central heating system.
- Private and secure, landscaped rear gardens.
- Three good, bright bedrooms.
- Extended luxury finished kitchen with a casual dining area open to family living area with feature double doors.
- Upvc double glazed windows / eave and fascia also in Upvc.
- Good presentation throughout.
- Fantastic doorstep convenience.





## GROUND FLOOR

Upvc double glazed front door to:

### ENTRANCE HALL

Wooden effect strip floor.

### LOUNGE

16'4 x 13'5

Feature fireplace with inset and hearth, wooden effect strip floor, bay window, storage under stairs. double doors to;

### EXTENDED FAMILY / DINING AREA

12'5 x 8'5

Wooden effect strip floor., double doors open to;

### EXTENDED KITCHEN / DINING AREA / FAMILY AREA

14.5 x 12.5

Range of high and low level units, feature work tops, 4 ring gas hob, overhead extractor hood, plumbed for washing machine, plumbed for dishwasher, feature Belfast sink, double oven, downlighters, wooden effect strip floor, gas boiler, casual dining area, open to family area with feature double patio doors.

## FIRST FLOOR

### PRINCIPLE BEDROOM 1

13'0 x 10'8

Built-in robes.

### BEDROOM 2

11'9 x 9'8

Built-in mirror slide robes.

### BEDROOM 3

10'5 x 7'7

Built-in robes.

### WHITE BATHROOM SUITE

Panelled bath, thermostatically controlled shower unit, shower screen, low flush w.c, wash hand basin, feature pvc wall coverings, vertical radiator.

### ROOFSPACE

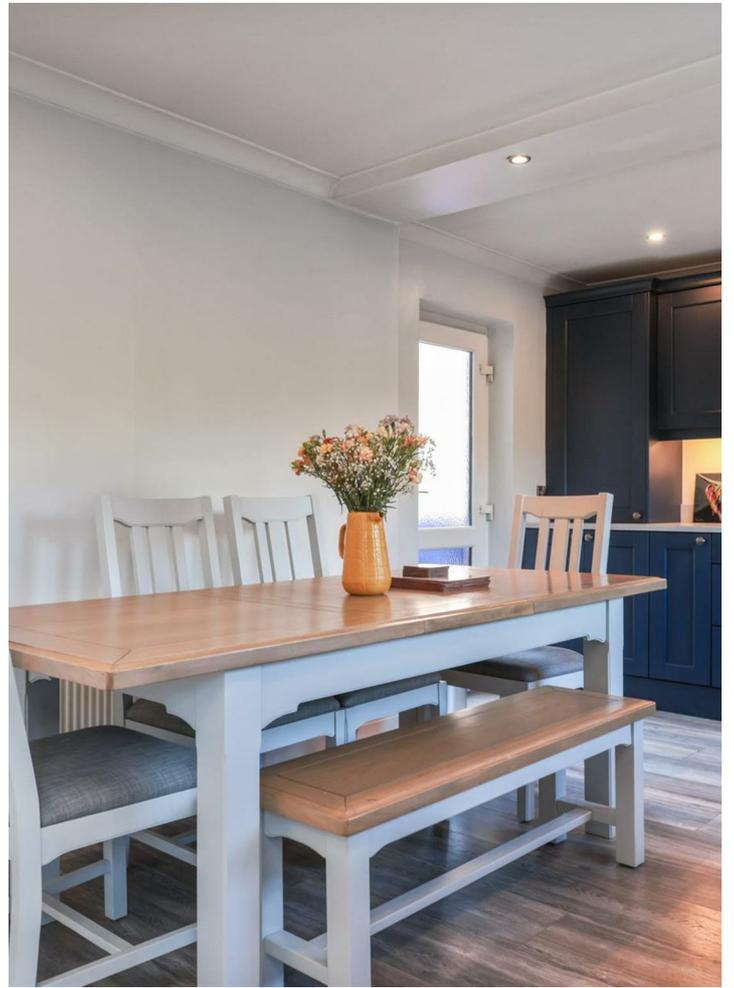
Storage, slingsby type ladder.

### OUTSIDE

Feature Driveway to front, landscaped site to front and rear, planting, mature trees, feature composite decking.

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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. 18273110**

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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