



## 1 OLD BREWERY LANE, GLEN ROAD, BELFAST, BT11 8QZ



A truly magnificent property that offers outstanding, well finished and presented, bright accommodation within this private residential gated development that continues to soar in demand with first time buyers. Two spacious, large double bedrooms each with a full range of built-in storage facilities. Principle bedroom with wall to wall slide robes. One generous reception room with feature picture window, wooden effect stripped flooring and feature high ceiling. Luxury high gloss fitted kitchen with appliances / casual dining area. Contemporary fitted white bathroom suite. Downstairs cloakroom / w.c. Feature floor coverings / period styled high ceilings. Good, fresh, youthful presentation throughout. Car parking space to front. Feature gated development with access via mobile phone. Tremendous doorstep convenience with walking distance of schools / shops / transport links / major road network. Only upon viewing can the presentation on offer be fully appreciated. Well worth a visit.

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		81	81
EU Directive 2002/91/EC			

£149,950



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## Key Features

- A truly magnificent property that offers outstanding, well finished and presented accommodation within this private, gated development.
- One generous reception room with feature picture window, wooden effect stripped flooring and high ceilings.
- Contemporary fitted white bathroom suite.
- Feature floor coverings / period styled high ceilings.
- Car parking space to front.
- Two spacious, large double bedrooms each with feature built-in robes.
- Luxury high gloss fitted kitchen with appliances / Casual dining area.
- Downstairs cloakroom / w.c.
- Good, fresh, youthful presentation throughout.
- Feature gated development with access via mobile phone.



UPS



## GROUND FLOOR

### ENTRANCE HALL

Ceramic tiled floor.

### DOWNSTAIRS W.C

Low flush w.c, pedestal wash hand basin, ceramic tiled floor.

### LOUNGE

16'0x 14'4

Wooden effect strip floor, feature picture window and high ceilings. Archway open to;

### LUXURY FITTED KITCHEN / DINING AREA

15'8 x 8'7

Range of high and low level units, formica work surfaces, single drainer stainless steel sink unit, wooden effect strip floor, plumbed for washing machine, 4 ring gas hob, built-in oven, integrated fridge and freezer, dishwasher, Worcester gas boiler, overhead extractor hood, downlighters.

## FIRST FLOOR

### LANDING

Wooden effect strip floor, built-in robes.

### PRINCIPLE BEDROOM 1

13'8 x 12'1

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

### BEDROOM 2

12'6 x 8'8

Double doors to walk-in built-in robes.

## WHITE BATHROOM SUITE

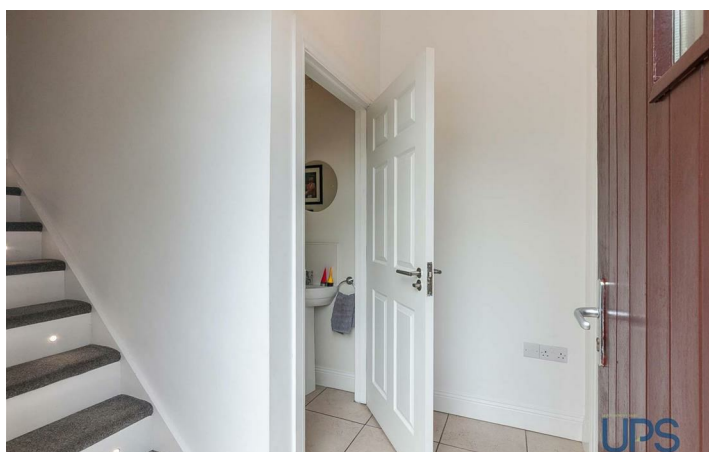
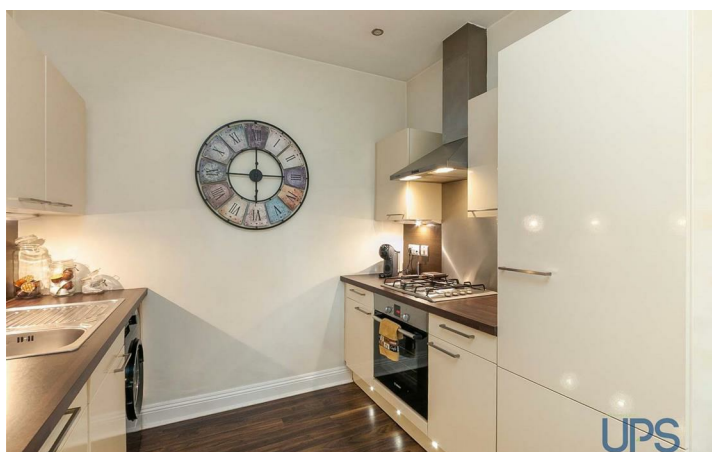
Panelled bath, thermostatically controlled shower unit, shower screen, low flush w.c, tiling, chrome heated towel rail.

## OUTSIDE

Gated development to car parking, mature well stocked communal gardens.



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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. 18348574**

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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