

ULSTER PROPERTY SALES

UPS

ANDERSONSTOWN BRANCH

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Antrim, BT11 9BY

028 9060 5200

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**134 NORGLLEN PARADE,
BELFAST, BT11 8DP**

OFFERS AROUND £144,950

A rare opportunity to purchase this attractive semi-detached home that is offered for sale chain-free and enjoys tremendous doorstep convenience, including accessibility to lots of nearby schools, shops and transport links, along with the Glider service on the Falls Road, the wider motorway network and arterial routes, along with an abundance of amenities on the Falls and Andersonstown roads, which include state-of-the-art leisure facilities, beautiful parklands and much more!

The property has off-road car parking and an attractive open aspect to the front with views towards Black Mountain, and this house type rarely becomes available. The well-appointed accommodation is briefly outlined below.

Three bedrooms, bedrooms 2 & 3 with beautiful views and bedroom 1 with a built-in robe. There is also a white bathroom suite which completes the first floor.

On the ground floor there is a spacious and welcoming entrance hall together with a living room and a bright and airy fitted kitchen which is open plan to a sizeable dining/entertaining area that has access to a handy downstairs W.C.

Other qualities include oil-fired central heating and UPVC double glazing as well as a privately enclosed rear garden.

The National Trust – Divis and Black Mountain is easily accessible, as is Colin Glen, Ireland's leading adventure park, and the city centre together with Boucher Road being within proximity, not to mention the Royal Victoria Hospital and St Mary's University College, to name a few!

Early viewing strongly recommended!



Key Features

- A rare opportunity to purchase this attractive semi-detached home that is offered for sale chain-free and benefits from front, side and rear gardens along with off-road car parking!
- Bright and airy living room.
- Downstairs W.C.
- Oil-fired central heating system / UPVC double glazing.
- Proximity to lots of amenities on the Falls and Andersonstown Roads, including state-of-the-art leisure facilities, beautiful parklands and much more.
- Three bedrooms, bedroom 2 & 3 with beautiful views and bedroom 1 with a built-in robe.
- Large fitted kitchen open plan to a sizeable dining/entertaining area.
- White bathroom suite on the first floor.
- Ideally placed close to lots of schools, shops and transport links, along with the Glider service and accessibility to the wider motorway network and arterial routes.
- Early viewing is strongly recommended for this semi-detached home that offers so much potential and accessibility to the Springfield Road.



GROUND FLOOR

Upvc double glazed front door to:

SPACIOUS AND WELCOMING ENTRANCE HALL

To;

LIVING ROOM

13'10 x 11'5

Laminated wood effect floor, attractive fireplace.

LUXURY KITCHEN / DINING AREA

17'4 x 11'7

Range of high and low level units, single drainer stainless steel 11/2 bowl sink units, stainless steel extractor fan, partially tiled walls, excellent storage cupboard, open plan to sizeable dining space.

DOWNSTAIRS W.C

Low flush w.c, pedestal wash hand basin.

FIRST FLOOR

LANDING

Hotpress / storage.

BEDROOM 1

11'3 x 9'10

Laminated wood effect floor, built-in robes.

BEDROOM 2

6'11 x 6'6

Laminated wood effect floor.

BEDROOM 3

11'1 x 9'4

Laminated wood effect floor, built-in robes.

WHITE BATHROOM SUITE

Bath, electric shower unit, low flush w.c, pedestal wash hand basin, pvc stripped walls and ceiling.

OUTSIDE

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











Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	61	70
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	

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 our mortgage advisor on 028 9060 5200.

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.

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.

ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN
028 9060 5200

BALLYHACKAMORE
028 9047 1515

BALLYNAHINCH
028 9756 1155

BANGOR
028 9127 1185

CARRICKFERGUS
028 9336 5986

CAVEHILL
028 9072 9270

DONAGHADEE
028 9188 8000

DOWNPATRICK
028 4461 4101

FORESTSIDE
028 9064 1264

GLENGORMLEY
028 9083 3295

MALONE
028 9066 1929

NEWTOWNARDS
028 9181 1444

RENTAL DIVISION
028 9070 1000



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