



43 GLENGOLAND AVENUE, STEWARTSTOWN ROAD, BELFAST, BT17 0HY

A rare opportunity to purchase this large, detached bungalow extending to around 1003 sq ft that is set on this big corner site within this extremely desirable and highly sought-after residential location that is in constant demand.

The location is well serviced with bus and taxi links along with the Glider service, and it is ideally located close to both Belfast and Lisburn as well as arterial links, not to mention being adjacent to Colin Glen, Ireland's leading adventure park, making this accessible bungalow a star purchase for any growing families or those seeking manageable living space on all one level. The accommodation is briefly outlined below.

Four bedrooms (please note the boiler room located between bedroom 1 and bedroom 2 could be converted into a private en-suite shower room, which has been done before by similar homes in the area) and one bright and airy reception room, or alternatively, three bedrooms and two separate reception rooms. In addition, a fitted kitchen open plan to a generous dining space as well as a white bathroom suite with spotlights complement this detached home further, which offers versatile living that can be difficult to find.

Oil-fired central heating and Upvc double glazing, together with mature front and rear gardens as well as walls, pillars, and gates leading to off-road car parking, all add further to the appeal of this charming home, privately located well into the development in the popular Avenue area of this preferred location.

An abundance of amenities is close by, as well as state-of-the-art leisure facilities, beautiful parklands, and Dunmurry railway station, to name a few, and we strongly encourage viewing this rare opportunity to purchase in this family-friendly neighbourhood.



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(43-54) E		
(31-42) F		
(21-30) G		
Not energy efficient - higher running costs		
	41	53
Northern Ireland EU Directive 2002/91/EC		

OFFERS AROUND £269,950

Key Features

- Large, detached bungalow extending to around 1003 sq ft, set on a large corner site within this preferred residential location that seldom becomes available.
- Fitted kitchen open to a generous dining space.
- Oil fired central heating / Upvc double glazing.
- An abundance of amenities close by to include excellent transport links along with the Glider service and wider motorway network.
- New roof installed.
- Four bedrooms and one reception room or alternatively three bedrooms and two reception rooms.
- White bathroom suite.
- Mature front and rear gardens / off road carparking.
- Close to both Belfast and Lisburn as well as an excellent selection of schools, and adjacent to Colin Glen, Ireland's leading adventure park plus beautiful parklands.
- Early viewing recommended!





GROUND FLOOR

Upvc double glazed front door to;

SPACIOUS ENTRANCE HALL

to;

LOUNGE

Wooden effect strip floor, double doors.

KITCHEN / DINING AREA

Range of high and low level units, single drainer stainless steel sink unit, spotlights, open to dining space.

LIVING ROOM / OFFICE

WHITE BATHROOM SUITE

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

BEDROOM 1

Laminated wood effect floor.

BEDROOM 2

Laminated wood effect floor.

BEDROOM 3

Laminated wood effect floor, built-in slide robes.

OUTSIDE

Off road car-parking, wall, pillars, double gates to off road car-parking. Extensive gardens.

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QUV







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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 Gareth 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. 18060756

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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