ULSTER PROPERTY SALES

UPS

ANDERSONSTOWN BRANCH
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NETWORK STRENGTH – LOCAL KNOWLEDGE

52 COLINVALE, POLEGLASS, DUNMURRY, ANTRIM, BT17 0JN

A competitively priced mid-terrace home ideally placed within this small cul-de-sac setting is in high demand and benefits from tremendous doorstep convenience, including accessibility to lots of schools, shops and transport links as well as the Glider service.

The property has a higher than average energy rating, is offered for sale chain-free and must be seen to be fully appreciated. The accommodation is briefly outlined below.

Three bedrooms at first-floor level (includes a box bedroom / study)

On the ground floor there is a bright and airy living room with a bay window and a kitchen which is open plan to a sizeable dining area as well as access to an extended downstairs white bathroom suite.

Other qualities include gas-fired central heating and UPVC double glazing together with a privately enclosed, easy-to-manage rear garden.

The property is convenient to both Belfast and Lisburn as well as arterial routes, state-of-the-art leisure facilities and beautiful parklands. not to mention the new Colin Connect Transport Hub linking West Belfast, East Belfast, and Titanic Quarter via the city centre on the Translink Glider Service being easily accessible, as is Colin Glen, Ireland's leading adventure park, to name a few!

Early viewing strongly recommended!

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	71
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Northern Ireland — EU Directive 2002/91/EC

OFFERS OVER £124,950

Key Features

- Priced to allow for modernisation, this competitively priced mid-terrace home is ideally placed within this hugely popular residential cul-de-sac location.

- Bright and airy living room.

- Extended ground-floor white bathroom suite.

- Low-maintenance enclosed rear garden.

- Close to Colin Glen, Ireland's leading adventure park, are state-of-the-art leisure facilities and beautiful parklands, as well as an abundance of amenities in Andersonstown.

- Three bedrooms. (including a small box bedroom/study)

- Kitchen open plan to sizeable dining space.

- Gas-fired central heating / UPVC double glazing / higher than average energy rating.

- Offered for sale chain-free, it enjoys proximity to lots of schools, shops and transport links along with the Glider service and both Belfast and Lisburn.

- Early viewing strongly recommended.

UPS

GROUND FLOOR
Upvc front door to entrance porch, inner door to.

LIVING ROOM
14'5 9'5
Bay window, laminated wood effect floor.

KITCHEN / DINING AREA
14'4 10'0
Range of high and low level units, single drainer stainless steel 1 1/2 bowl sink unit, open plan to dining space.

WHITE BATHROOM SUITE
Bath, thermostatically controlled shower unit, low-flush W.C, pedestal wash hand basin, chrome effect sanitary ware, partially tiled walls, extractor fan.

FIRST FLOOR
Storage cupboard on landing housing gas boiler.

BEDROOM 1
14'3 9'7
Laminated wood effect floor, built-in robe.
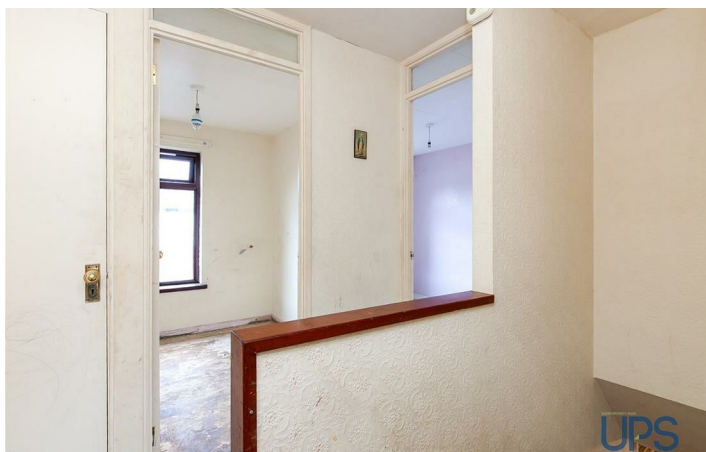
BEDROOM 2
10'2 7'0
Laminated wood effect floor.

BOX BEDROOM / STUDY
7'6 6'9

OUTSIDE
Enclosed rear garden.

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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. 18390827

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.