



## 21 GLENBAWN SQUARE, POLEGLASS, BELFAST, BT17 0TT

A competitively priced, ideal first-time purchase that is offered for sale chain-free, offers spacious living accommodation extending to around 823 sq ft, and enjoys ease of access to lots of nearby amenities, including lots of schools, shops, and transport links, along with the Glider service and state-of-the-art leisure facilities, to name a few.

This beautiful home benefits from a higher-than-average energy rating (EPC C-74) and offers lots of storage, which must be seen to be fully appreciated. The well-appointed accommodation is briefly outlined below.

Three good-sized bedrooms, all with newly laid carpets, and a further study, home office, or storage facility on the spacious landing complete the first floor. In addition, a modern shower room with spotlights completes the first floor.

On the ground floor, before you enter the property, there is an excellent store, and the property has a spacious and welcoming entrance hall with plenty of storage, as well as a bright and airy living room with a beautiful solid wooden floor and a further storage cupboard. A fitted kitchen open-plan dining arrangement completes the ground-floor accommodation.

Off-road car parking with a brick paver driveway and well-maintained garden, as well as a privately enclosed, well-maintained rear garden that has an additional patio/entertaining space with an outdoor tap and further storage facility, complement this superb home further.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	74	74
(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 AROUND £129,950

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### Key Features

- Competitively priced, ideal first time purchase that is offered for sale chain free.
- Bright and airy living room with a beautiful solid wooden floor and further storage cupboard.
- Gas central heating / Upvc double glazing / Higher-than-average energy rating (EPC C-74)
- Off road carparking with a brick paviour driveway and well maintained garden.
- Ease of access to lots of nearby amenities, including schools, shops and transport links along with the Glider service.
- Three good sized bedrooms all with newly laid carpets / further study / home office or storage facility.
- Fitted kitchen / open plan dining area.
- Modern shower room on first-floor with spotlights.
- Privately enclosed, well maintained rear garden with additional patio space and outdoor tap.
- Offered for sale chain-free, we strongly encourage viewing early.





## GROUND FLOOR

Upvc double glazed front door to:

### SPACIOUS ENTRANCE HALL

Handy storage cupboard.

### LIVING ROOM

Solid wooden floor, storage cupboard.

### KITCHEN

Range of high and low level units, single drainer stainless steel 1 1/2 bowl sink unit, stainless steel extractor fan, tiled floor, partially tiled walls, plumbed for washing machine, Upvc double glazed back door.

## FIRST FLOOR

### BEDROOM 1

### BEDROOM 2

### BEDROOM 3

### LANDING / STUDY / HOME OFFICE

### SHOWER ROOM

Shower cubicle, electric shower unit, low flush w.c, wash hand basin and storage unit, chrome effect towel warmer, chrome effect sanitary ware, pvc striped ceiling and walls, spotlights.

### OUTSIDE

Spacious patio leading to good sized, mature rear garden, outdoor tap. Off road car-parking to front and 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. 18085251**

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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