



## 1 GRANSHA AVENUE, GLEN ROAD, BELFAST, ANTRIM, BT11 8AJ

Ideally positioned just off the established and highly sought-after Glen Road, this well-appointed, chain-free home enjoys ease of access to lots of nearby amenities, including schools and transport links, along with a very short stroll to Gransha Shops, and is within easy reach of an abundance of amenities in Andersonstown, including state-of-the-art leisure facilities and so much more.

With a higher-than-average energy rating (EPC C-70) and bright and airy living accommodation extending to around 738 sq ft, we have no hesitation in recommending this superb Glen Road home, and the accommodation is briefly outlined below.

Three bedrooms and a white bathroom suite complete the first-floor living.

On the ground floor, there is a good-sized living room and a fitted kitchen, which is open plan to a dining space and has access to a privately enclosed garden.

Off-road car parking and gas-fired central heating, together with Upvc double glazing and this generous corner site, all add further to the appeal of this beautiful home that seldom becomes available.

The Kennedy Centre, with its many stores and services, including Sainsbury's, is close by, as are Lidl and Asda, and the wider motorway network is easily accessible, as are the

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	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 AROUND £164,950

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## Key Features

- Fantastic Glen Road address, this chain-free home is not to be missed and enjoys tremendous doorstep convenience to include a short walk to shops, schools, and transport links.
- Bright and airy living room.
- White bathroom suite.
- Generous corner position and privately enclosed rear garden.
- The wider motorway network is close by as is Colin Glen, Ireland's leading adventure park plus much more.
- Three bedrooms.
- Fitted kitchen open plan to dining area.
- Off road-car-parking.
- Close to an abundance of amenities in Andersonstown along with state-of-the-art leisure facilities.
- The Kennedy Centre/Salisbury's, as well as Lidl and Asda are also easily accessible - Viewing recommended!





## GROUND FLOOR

Upvc double glazed front door to:

### ENTRANCE HALL

To:

### LIVING ROOM

15'8 x 11'9

Laminated wood effect floor.

### KITCHEN / DINING AREA

15'7 x 9'4

Range of high and low level units, single drainer stainless steel sink unit, partially tiled walls, tiled floor, open plan to dining space, double glazed sliding patio door to rear garden.

## FIRST FLOOR

### BEDROOM 1

9'2 x 8'11

Built-in robes housing gas boiler, laminated wood effect floor.

### BEDROOM 2

11'8 x 8'6

Laminated wood effect floor.

### BEDROOM 3

9'1 x 6'3

### WHITE BATHROOM SUITE

Bath, electric shower unit, low flush w.c, pedestal wash hand basin, tiled walls, chrome effect sanitary ware, pvc stripped ceiling.

### OUTSIDE

Enclosed rear garden and flatted patio, outdoor tap, loose stone garden, off road carparking.

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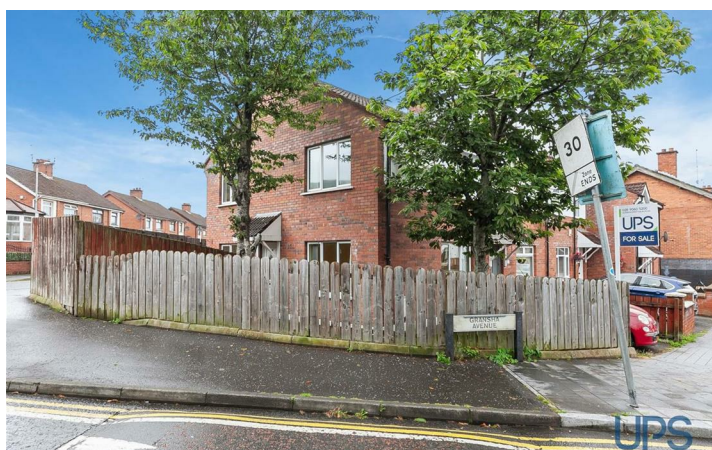








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Questions you may have.

**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. 18096090**

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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