



## 16 GLENGOLAND CRESCENT, STEWARTSTOWN ROAD, BELFAST, BT17 0JG

One of the finest homes available in today's market, this distinguished and extended detached home offers expansive living accommodation set over two floors, which extends to around an impressive 1909 sq ft and provides fashionable and contemporary living throughout.

Beautifully set with Glengoland Crescent enjoying a south-facing position, this incredible home is a one-off and offers versatile accommodation in this extremely desirable and family-friendly neighbourhood. The accommodation is briefly outlined below.

Six bedrooms (four on the ground floor and two on the first floor) to include an eye-catching principal bedroom located on the ground floor with a luxurious private ensuite shower room and dressing room. Also on the ground floor is a bright and airy living room with a beautiful, tiled floor and attractive fireplace. In addition to this, there is a jaw-dropping open-plan living kitchen arrangement with a central island giving further seating. The extended living entertaining area is most impressive and provides the perfect place to entertain and has double doors that lead to the private gardens. Also on the ground floor level is a separate utility room and a luxurious shower room with decorative tiling and spotlights.

On the first floor there are two good-sized bedrooms and a further luxury white bathroom suite with feature bath and contemporary tiling.

A privately enclosed, well-maintained, low-maintenance rear garden and feature landscaped flagged patio with additional decking enjoy a southerly position. There is off-road parking to the front with a wall, railings, and gates.

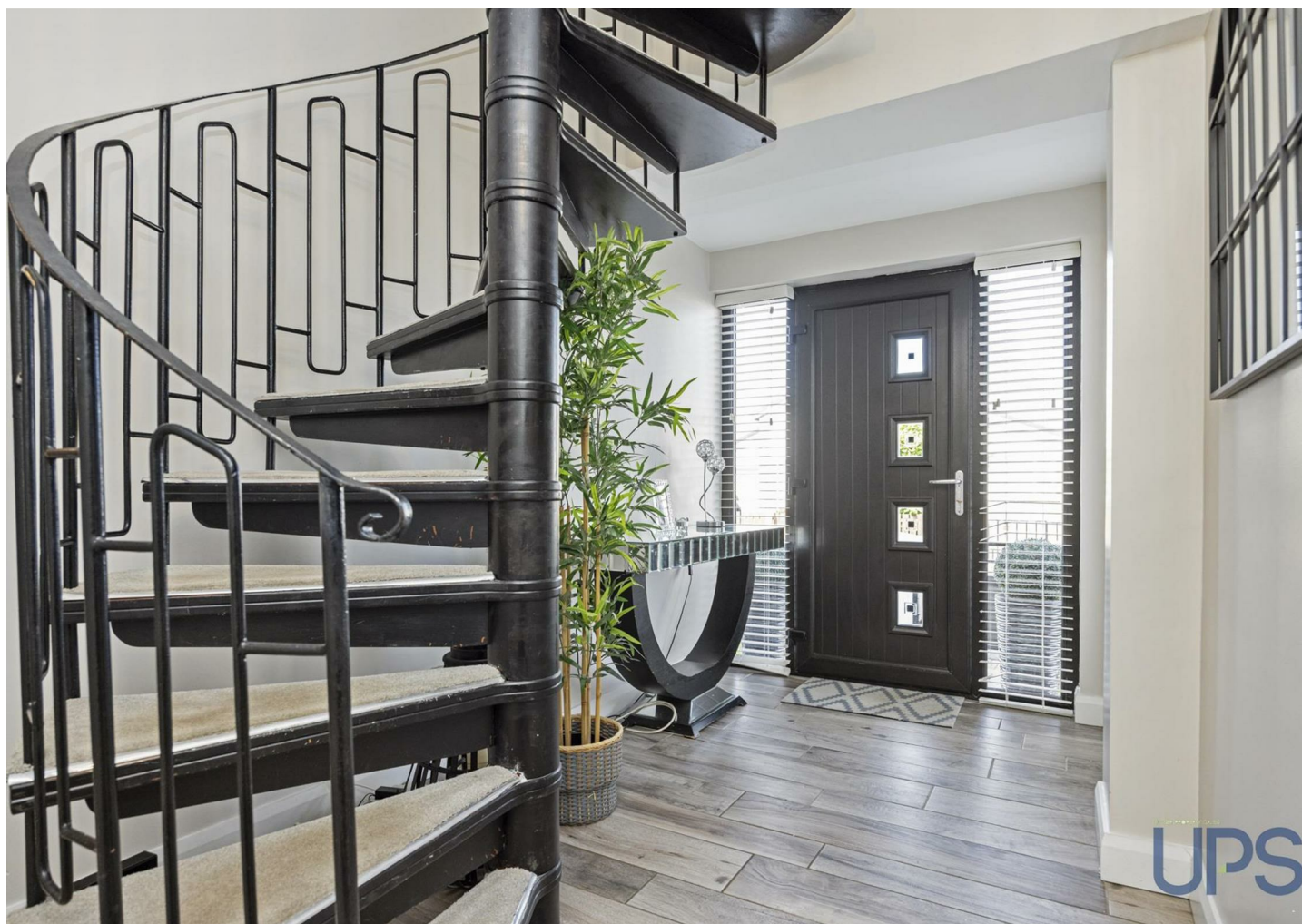
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		63	65
EU Directive 2002/91/EC			

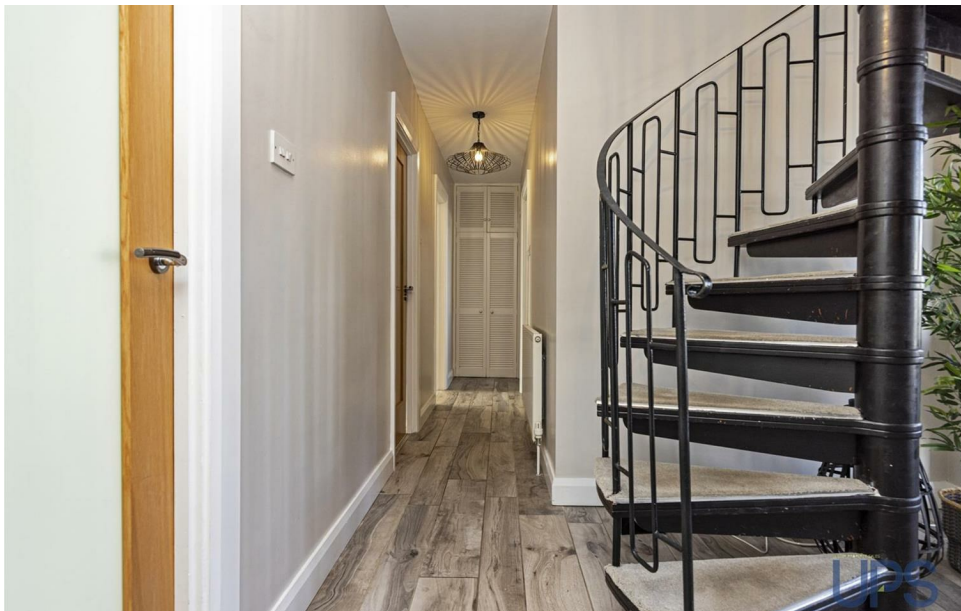
OFFERS OVER £399,950



## Key Features

- This distinguished and extended detached home offers expansive living accommodation set over two floors and extends to around an impressive 1909 sq ft!
- Bright and airy living room with a beautiful, tiled floor and attractive fireplace.
- Separate utility room and a luxurious shower room with decorative tiling and spotlights.
- Privately enclosed, well maintained, low maintenance rear garden enjoying a southerly aspect, off-road parking to the front
- Upvc double glazing (New windows and doors fitted around 2021) / Gas-fired central heating system.
- Six bedrooms, four on the ground floor and two on the first floor, to include a feature principal bedroom on the ground floor with a private luxury ensuite shower room and dressing room.
- Jaw-dropping open-plan extended living/kitchen arrangement with a central island giving further seating.
- Additional luxury white bathroom suite with feature bath and contemporary tiling on first floor
- Close to excellent transport links along with a short walk to the Glider Service and accessibility to both Belfast and Lisburn.
- Fantastic opportunity to own a contemporary home in this prime location with versatile accommodation and ready for the lucky new owner to simply add their furniture!





## GROUND FLOOR

Upvc double glazed front door to:

### FEATURE ENTRANCE HALL

Beautiful tiled floor.

### LIVING ROOM

16'6 x 12'1

Beautiful tiled floor, corning, attractive fireplace.

### EXTENDED MAGNIFICENT KITCHEN / ENTERTAINING AREA

19'10 x 7'7

Excellent range of high and low level units, built-in double oven, built-in gas hob, extractor canopy, dishwasher, wine cooler, feature island with sink unit and feature seating, vertical radiator, open plan to;

### DINING / ENTERTAINING SPACE

19'5 x 9'4

Spotlights, Upvc double glazed double doors to enclosed gardens.

Access from kitchen to:

### BEDROOM 1

8'4 x 14'0

### LUXURIOUS ENSUITE SHOWER ROOM

8'4 x 5'8

Large shower cubicle, thermostatically controlled shower unit, rainfall shower head, low flush w.c, wall hung wash hand basin with storage drawers, chrome effect sanitary ware, towel warmer, contemporary tiled walls and floor, extractor fan.

### DRESSING ROOM

13'1 x 4'6

Shelving, drawers, rails.

### SEPARATE UTILITY ROOM

13'1 x 4'5

Single drainer stainless steel 1 1/2 bowl sink unit, range of units, extractor fan, beautiful tiled floor.

### LUXURIOUS SHOWER ROOM

5'3 x 10'6

Large shower cubicle, thermostatically controlled shower unit, low flush w.c, wall hung wash hand basin and storage drawers, vertical radiator, beautiful fully tiled walls and floor, spotlights.

### BEDROOM 4

12'1 x 10'6

### BEDROOM 5

9'1 x 9'3

### BEDROOM 6

9'2 x 9'3

Built-in robes.

### FIRST FLOOR

### BEDROOM 2

23'6 x 8'2

Storage into eaves.

### BEDROOM 3

11'1 x 10'11

Built-in robes.

### LUXURY WHITE BATHROOM SUITE

4'10 x 7'11

Feature bath, low flush w.c, wall hung wash hand basin, chrome effect sanitary ware, chrome effect towel warmer, Keylite window, beautiful tiled walls and floor.

### OUTSIDE

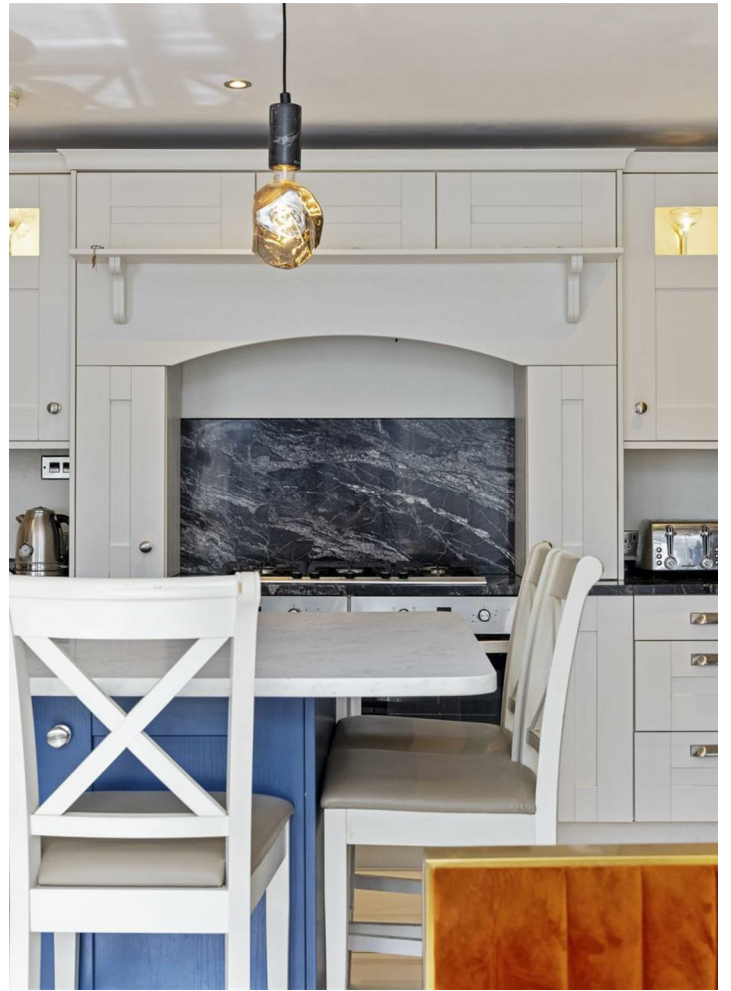
Privately enclosed, well maintained, low maintenance rear garden, feature landscaped, flagged patio, additional decking, off road carparking to front, wall, railings and gates. Spotlights in fascia..



**16 GLENGOLAND CRESCENT, STEWARTSTOWN ROAD, BELFAST, BT17 01G**















# 16 GLENGOLAND CRESCENT, STEWARTSTOWN ROAD, BELFAST, BT17 01C



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. 18132292**

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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