

ULSTER PROPERTY SALES

UPS

**BALLYHACKAMORE BRANCH**

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NETWORK STRENGTH – LOCAL KNOWLEDGE



**40 GLENDHU MANOR, BELFAST,  
BT4 2RJ**

**OFFERS AROUND £119,950**



A superb ground floor apartment located off the Garnerville Road, representing an excellent opportunity for a first-time buyer or retiree to acquire a home in the popular area of East Belfast. The property comprises good sized open plan living/dining area, kitchen with double doors opening to a private garden, two bedrooms and a bathroom suite.

The property also benefits from double glazed windows, gas fired central heating, parking to front and an attractive garden with lawn and patio area to the rear. Within close proximity to Sydenham Bypass, Belfast City Airport, 10 minutes drive to City Centre, 5 minute walk to Tesco and close to Hollywood Exchange and some of Belfast's leading schools, this is a rare opportunity to purchase a home in a desirable area. Early viewing is highly recommended to avoid disappointment.

## Key Features

- Excellent Ground Floor Apartment
- Lounge With Double Doors To Garden
- Modern Kitchen With Breakfast Bar
- Two Well Proportioned Bedrooms
- Bathroom With Shower Over Bath
- Gas Central Heating & PVC Double Glazing
- Private Garden To Rear With Patio Area
- Convenient Location Close To Local Amenities



### Entrance Hall

PVC front door and storage cupboard.

### Living Room

15'7" x 10'

PVC double doors to garden. Open to:

### Kitchen

9'0" x 8'9"

Range of high and low level units, single drainer stainless steel sink unit, built-in under oven and gas 4 ring hob, plumbed for washing machine, part tiled walls, fully tiled floor, breakfast bar.

### Bedroom 1

15'0" x 8'5"

### Bedroom 2

9'4" x 7'8"

### Bathroom

White suite comprising electric Triton shower over bath, pedestal wash hand basin, low flush WC, part tiled walls, fully tiled floor.

### Outside

Parking to front. Attractive garden to the rear with lawn and patio area.





Ground Floor



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	76
(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	

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 our mortgage advisor on 028 9047 1515.

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.**

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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