



## 46 COOLNASILLA PARK EAST, GLEN ROAD, BELFAST, BT11 8LA



An extended, semi detached family home that offers substantial, well appointed extended family living accommodation throughout. Competitively priced and open to Cash Offers only the property enjoys a prime position within this established sought after convenient residential area off the hugely popular Glen Road. Three good, bright bedrooms. Two exceptional reception rooms to include an extended living / family room. Extended fitted kitchen / dining area with separate utility room. Extended downstairs wet room / w.c. White bathroom suite with separate shower cubicle. Developed floored and sheeted roofspace / Storage. Upvc double glazed windows. Oil fired central heating system. Attached garage. Good presentation. Private rear garden. Fantastic doorstep convenience within walking distance of leading Schools / Shops / excellent Transport Links. Chain free / immediate possession.

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		EU Directive 2002/91/EC	

OFFERS AROUND £184,950

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### Key Features

- An extended semi detached family home that offers substantial living accommodation throughout.
- Three, good, bright bedrooms / Developed floored roofspace / Storage
- Extended fitted kitchen / dining area with separate utility room.
- White bathroom suite with Separate Shower Cubicle.
- Attached garage.
- Competitively priced and open to Cash Offers Only.
- Three exceptional reception rooms to include an extended living / family room / Separate Dining area.
- Extended downstairs wet room / w.c.
- Upvc double glazing / oil fired central heating system.
- Private rear garden.





## GROUND FLOOR

### ENTRANCE PORCH

To;

### ENTRANCE HALL

Wood strip floor.

### LOUNGE

13'0 x 9'9

Wooden stripped floor

### EXTENDED LIVING ROOM

22'3 x 10'9

Feature archway.

### EXTENDED KITCHEN / DINING AREA

18'0 x 12'0

Range of high and low level units, formica work surfaces, breakfast bar. Overhead extractor canopy, plumbed for washing machine, feature sink unit.

### EXTENDED WET ROOM

8'9 x 8'11

Feature shower enclosure with an electric shower unit, wash hand basin, pvc wall coverings Low flush w.c.

### UTILITY ROOM

9'6 x 7'8

Plumbed for washing machine / storage / garden access.

## FIRST FLOOR

### PRINCIPLE BEDROOM 1

10'8 x 9'6

Range built-in cupboards.

### BEDROOM 2

11'9 x 8'5

Range built-in cupboards.

### BEDROOM 3

8'4 x 8'2

### WHITE BATHROOM SUITE

Paneled bath, pedestal wash hand basin. Low flush wc, Separate Shower cubicle, tiling.

### DEVELOPED ROOFSpace

14'9 x 9'5

Floored and sheeted / storage.

### ATTACHED GARAGE / STORAGE

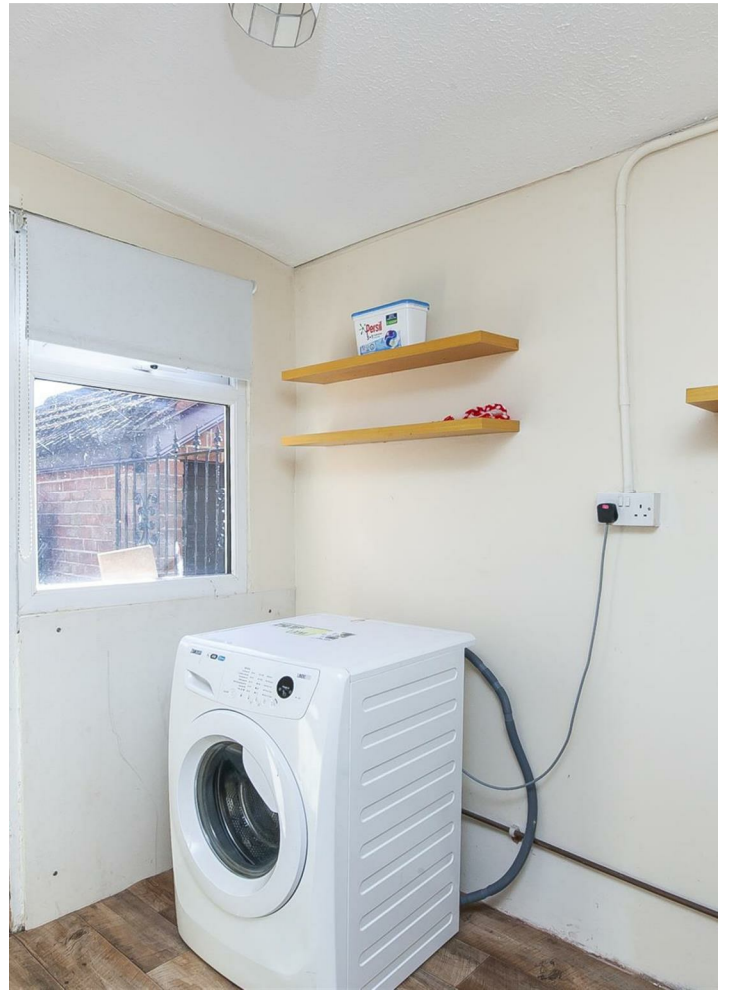
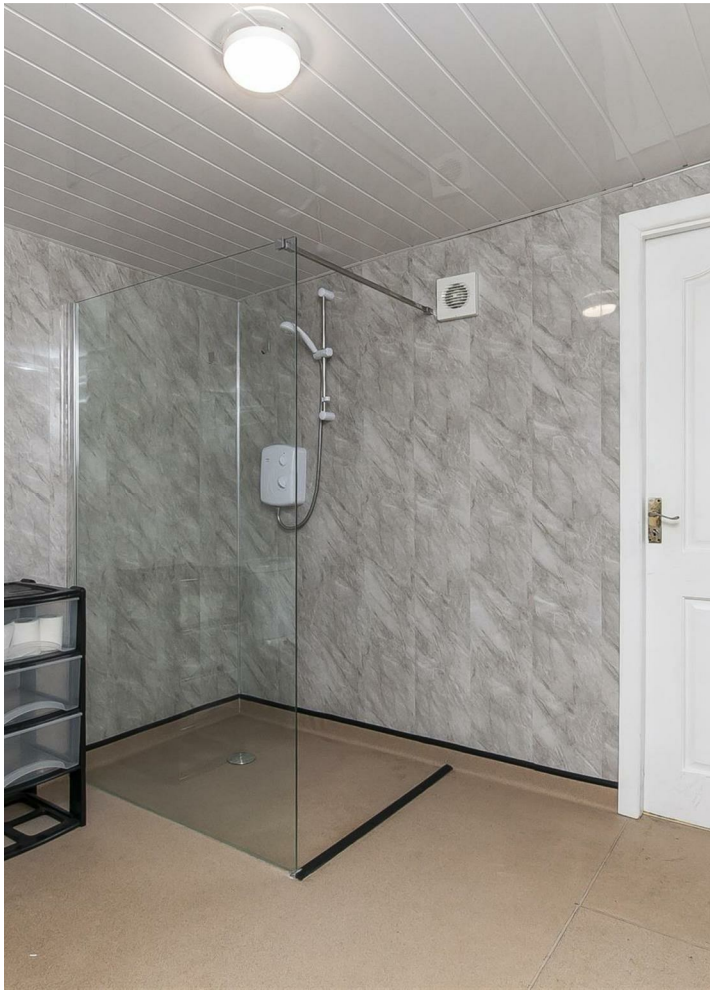
10'5 x 9'9

### OUTSIDE

Gardens front and rear in neat lawns, mature planting, driveway with car parking to front.

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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 Conor 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. 18164246**

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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