



## 5 GLENGOLAND AVENUE, STEWARTSTOWN ROAD, BELFAST, BT17 0HY

An extremely rare opportunity to purchase this charming, detached bungalow superbly placed at the beginning of this highly sought-after and established residential location just off the Stewartstown Road walking distance to excellent transport links to include bus, taxi, and the Glider service!

Offering versatile accommodation and being offered for sale chain-free together with an eye-catching privately enclosed extensive mature rear gardens that can be very difficult in today's market and offers scope to extend the existing accommodation subject to normal consent, and the accommodation is briefly outlined below.

Four bedrooms and one reception room, or alternatively, three bedrooms and two reception rooms, as well as a separate fitted kitchen and a white bathroom suite.

There is also access to the roof space via a pull-down ladder that has been floored for storage and has light and power.

Other qualities include oil-fired central heating and Upvc double glazing, as well as off-road parking and a detached garage, not to mention the notable well-maintained and extensive grounds.

The property is close to both Belfast and Lisburn, as well as arterial routes, the motorway network, and lots of schools, along with an abundance of amenities in Andersonstown, which include state-of-the-art leisure facilities, to name a few!

A home that offers lots of potential coupled with this desirable location, we have no hesitation in recommending viewing early.

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	25	
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		49	
EU Directive 2002/91/EC			

OFFERS AROUND £249,950



## Key Features

- Magnificent charming detached bungalow with extensive, well-maintained, privately enclosed mature gardens that can be very difficult to find in today's market.
- Four bedrooms and one reception room, or alternatively, three bedrooms and two reception rooms.
- White bathroom suite.
- Off road car-parking. Detached garage.
- Close to arterial routes, the motorway network, and Colin Glen, Ireland's leading adventure park, as well as beautiful parklands and lots of shops.
- Ideally placed at the beginning of this established location within a short walk to excellent transport links that include bus, taxi, and Glider service.
- Kitchen.
- Oil fired central heating / Upvc double glazing.
- Offered for sale chain-free and perfectly set flanked by beautiful mature greenery, providing an oasis of calm.
- An abundance of amenities in Andersonstown are also easily accessible, along with state-of-the-art leisure facilities, and lots of schools.







## GROUND FLOOR

Upvc double glazed front door to:

### SPACIOUS ENTRANCE HALL

Storage cupboard, hotpress / storage cupboard.

### LIVING ROOM

13'2 x 11'1  
Attractive outlook.

### KITCHEN / DINING AREA

Range of high and low level units, single drainer stainless steel sink unit, pantry cupboard, open plan to dining space.

### BEDROOM 4 / LOUNGE

11'2 x 10'1

### BEDROOM 1

12'11 x 9'2  
Built-in robes.

### BEDROOM 2

12'2 x 8'11

### BEDROOM 3

9'2 x 7'4

### HALLWAY

Access via pull down ladder to:

### ROOFSPACE

37'11 x 12'7  
Floored for storage / light and power.

### WHITE BATHROOM SUITE

Bath, low flush w.c, wash hand basin and storage unit.

## OUTSIDE

Extensive, mature rear gardens flanked by beautiful mature trees / greenery, outside tap, well maintained garden to front and off road car-parking.

### UTILITY ROOM / DETACHED GARAGE

Light and power, plumbed for washing machine.

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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. 18178311**

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.

ULSTERPROPERTYSALES.CO.UK

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