



## 11 GRANSHA AVENUE, GLEN ROAD, BELFAST, BT11 8AJ

An immaculate well maintained and presented semi detached period home that enjoys a mature, slightly elevated landscaped private position within this popular residential area walking distance to the Glen Road. Three excellent bright, well appointed comfortable bedrooms. Two generous separate reception rooms with a feature archway; Newly installed luxurious fitted kitchen. Newly installed contemporary white bathroom suite. Downstairs cloakroom / w.c. Wiring and Plumbing upgraded. Newly installed gas fired central heating system / Worcester boiler. Feature floor coverings / complemented by feature internal doors. Spacious entrance hall with original wood strip floor. Good, fresh youthful presentation throughout. Attached garage. Landscaped private and mature gardens. Fantastic doorstep convenience within easy walking distance of schools / shops / transport links. Early viewing is advised, this home will not disappoint.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(91-101)	B		
(81-90)	C	71	73
(69-80)	D		
(55-68)	E		
(39-54)	F		
(13-38)	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

OFFERS AROUND £219,950

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## Key Features

- Well maintained and presented semi detached period home.
- Two generous separate reception rooms.
- Newly installed contemporary white bathroom suite
- Wiring upgraded / plumbing upgraded
- Feature floor coverings / feature internal doors.
- Three excellent bright well appointed bedrooms.
- Newly installed luxurious fitted kitchen.
- Downstairs cloakroom / w.c.
- Newly installed gas fired central heating system / Worcester boiler.
- Attached garage / landscaped private site with mature gardens.





## GROUND FLOOR

### FEATURE ENTRANCE HALL

Feature Original Wood strip floor, deep moulded cornicing.

### DOWNSTAIRS W.C

Low flush w.c, pedestal wash hand basin, wood strip floor, tiling.

### LOUNGE

13'5 x 12'8  
Feature beamed fireplace, tiled hearth, wooden effect strip floor, deep moulded cornicing.

### DINING ROOM

12'5 x 12'4  
Wooden effect strip floor, feature archway to;

### NEWLY INSTALLED LUXURY FITTED KITCHEN

9'9 x 7'2  
Range of high and low level units, ceramic tiled floor, built-in double oven, 4 ring ceramic hob, overhead extractor hood, integrated dishwasher, integrated fridge, downlighters, feature larder cupboard, feature vertical radiator.

## FIRST FLOOR

### LANDING

Feature window.

### PRINCIPLE BEDROOM 1

12'9 x 12'2  
Wooden effect strip floor.

### BEDROOM 2

11'2 x 11'1  
Wooden effect strip floor, full range of built-in robes.

### BEDROOM 3

8'7 x 9'4

### LUXURY WHITE BATHROOM SUITE`

Paneled bath, feature chrome shower head with telephone hand shower and shower screen, pedestal wash hand basin, low flush w.c, chrome heated towel warmer, downlighters, tiling and feature flower coverings, down lighters.

### ATTACHED GARAGE

16'5 x 20'2  
Up and over door, light and power.  
Newly installed Wochester gas boiler.

### OUTSIDE

Mature landscaped gardens private and secure to rear, with high hedges, planting, neat lawns, driveway to front with feature pillars and double gates.

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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. 18182309**

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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