



8 ARDCAOIN PLACE, POLEGLASS, BELFAST, BT17 0UU



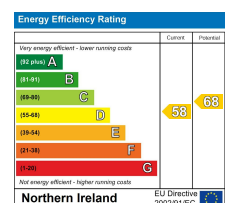
A beautiful semi-detached home superbly set within this small cul de sac location that enjoys accessibility to lots of schools, shops, and transport links along with the Glider service on the Stewartstown Road as well as both bus and taxi links. The property has been well-maintained and offers well-appointed living space within a popular residential location.

Extending to around 969 sq ft, this fantastic opportunity is not to be missed, and the accommodation is briefly outlined below.

Three good-sized bedrooms, bedroom two with a built-in robe, and a modern shower room that has spotlights together with access to a developed roof space via a pull-down ladder on the landing, which completes the upper floor.

On the ground floor there is an entrance porch leading to the spacious and welcoming entrance hall that has double doors leading to the bright and airy living room, which boasts a bay window. There is also a good-sized luxury fitted kitchen that has an excellent storage cupboard, integrated appliances, and is open plan to a sizeable dining area. There is also an additional storage cupboard in the rear porch.

Other qualities include oil-fired central heating and Upvc double glazing together with off-road car parking and a well-maintained, low-maintenance rear garden that has an outdoor tap.



OFFERS AROUND £134,950

8 ARDCAOIN PLACE, POLEGLASS, BELFAST, BT17 0UU

Key Features

- A beautiful semi-detached home perfectly set within this small cul-de-sac setting that rarely becomes available and enjoys tremendous doorstep convenience.
- Bright and airy living room with bay window and double doors.
- Modern shower room on first-floor with spotlights.
- Oil fired central heating / Upvc double glazing.
- Excellent transport links close by along with the Glider service on the Stewartstown Road.
- Three good-sized bedrooms and access to a developed roof space via a pull-down ladder on the landing.
- Luxury fitted kitchen with built-in appliances, excellent storage cupboard, and open plan to sizeable dining space.
- Off-road car parking and a good-sized, low-maintenance rear garden with outdoor tap.
- Ideally placed close to Belfast and Lisburn as well as arterial routes and Colin Glen, Ireland's leading adventure park.
- Viewing strongly recommended in order to avoid disappointment.





GROUND FLOOR

Upvc double glazed front door to;

ENTRANCE PORCH

Wooden effect strip floor inner door to:

SPACIOUS AND WELCOMING ENTRANCE HALL

Feature double doors to;

LIVING ROOM

12'5 x 11'8
Bay window.

LUXURY KITCHEN / DINING AREA

15'4 x 10'0
Range of high and low level units, single drainer 1 1/2 bowl sink unit, built-in hob, extractor fan, built-in oven, display cabinet, integrated fridge and freezer, integrated dishwasher, wooden effect strip floor, excellent storage cupboard, open plan to dining area, spotlights.

REAR HALLWAY

Storage cupboard.

FIRST FLOOR

BEDROOM 1

11'0 x 8'3

BEDROOM 2

9'5 x 6'5

BEDROOM 3

10'1 x 7'10

MODERN SHOWER ROOM

Large shower cubicle, electric shower unit, low flush w.c, wash hand basin and storage unit, chrome effect sanitary ware, chrome heated towel rail, spotlights, pvc panelled walls and ceiling.

LANDING

Storage cupboard / hotpress. Access via pull down ladder to;

DEVELOPED ROOFSPACE

11'5 x 10'8
Excellent storage.

OUTSIDE

Well maintained, good sized, low maintenance garden, outdoor tap, off road carparking.

8 ARDCAOIN PLACE, POLEGLASS, BELFAST, BT17 0UU

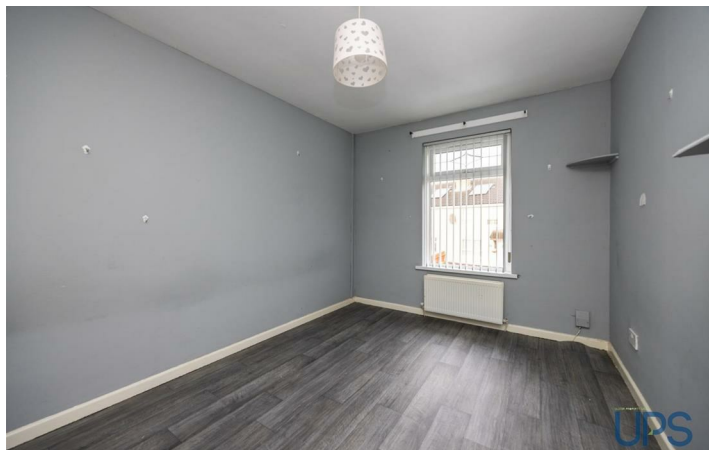








8 ARDCAOIN PLACE, POLEGLASS, BELFAST, BT17 0UU



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. 18193628

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

ANDERSONSTOWN
028 9060 5200

BALLYHACKAMORE
028 9047 1515

BALLYMENA
028 2565 7700

BALLYNAHINCH
028 9756 1155

BANGOR
028 9127 1185

CARRICKFERGUS
028 9336 5986

CAUSEWAY COAST
0800 644 4432

CAVEHILL
028 9072 9270

DOWNPATRICK
028 4461 4101

FORETSIDE
028 9064 1264

GLENGORMLEY
028 9083 3295

MALONE
028 9066 1929

NEWTOWARDS
028 9181 1444

RENTAL DIVISION
028 9070 1000



Conor Beirne trading under licence as Ulster Property Sales (Andersonstown)
©Ulster Property Sales is a Registered Trademark