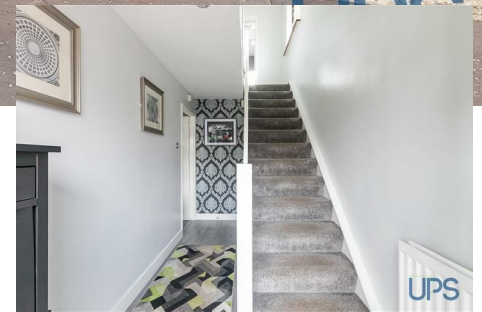




## 19 COOLNASILLA PARK WEST, GLEN ROAD, BELFAST, BT11 8JT



An extraordinary opportunity to purchase this well-presented semi-detached home that is superbly placed with this highly desirable residential location that enjoys tremendous doorstep convenience to include accessibility to lots of schools, shops, and transport links, including an abundance of amenities in Andersonstown along with state-of-the-art leisure facilities and so much more!

With a higher-than-average energy rating (EPC C-70) and proximity to arterial routes including the wider motorway network and a short commute to the city centre, this beautiful home located just off the Glen Road is a star buy, and the accommodation is briefly outlined below.

Three good-sized bedrooms and a luxury white bathroom suite with spotlights and decorative tiling complete the first floor.

On the ground floor there is a spacious and welcoming entrance hall with a handy storage cupboard as well as a bright and airy living room with a feature media wall and access leading to a kitchen that has an open-plan dining arrangement that has double doors leading to the privately enclosed rear garden.

There is a detached garage with light and power that has an eye-catching bar/entertaining area, and the home also benefits from gas-fired central heating and double glazing.

A superb location that seldom becomes available, and we have no hesitation in recommending viewing to avoid disappointment.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	70	73
(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 £214,950

# 19 COOLNASILLA PARK WEST, GLEN ROAD, BELFAST, BT11 8JT

## Key Features

- Well presented semi-detached home superbly placed within this highly desirable location that enjoys tremendous doorstep convenience!
- Bright and airy living room with feature media wall.
- Luxury white bathroom suite with spotlights and decorative tiling.
- Gas-fired central heating system/double glazing/ Higher-than-average energy rating (EPC C-70)
- Close to lots of schools, shops, and transport links, along with an abundance of amenities in Andersonstown to include state-of-the-art leisure facilities
- Three good sized bedrooms.
- Kitchen with open plan dining arrangement and double doors to enclosed rear garden.
- Detached garage with light and power and an eye-catching bar entertaining area.
- Privately enclosed rear garden.
- A superb location that rarely becomes available, we have no hesitation in recommending viewing!





## GROUND FLOOR

Upvc double glazed front door to;

### SPACIOUS AND WELCOMING ENTRANCE HALL

Wooden effect strip floor, storage understairs.

### LIVING ROOM

9'1 x 14'2

Wooden effect strip floor, media wall, archway to;

### KITCHEN / DINING AREA

16'3 x 10'8

Range of high and low level units, single drainer 1 1/2 bowl sink unit, built-in hob and underoven, extractor fan, beautiful partially tiled walls and tiled floor, vertical radiator, open plan to dining space wooden effect strip floor, Upvc double glazed double doors to enclosed garden.

## FIRST FLOOR

### BEDROOM 1

9'1 x 12'11

Contemporary built-in bedroom furniture.

### BEDROOM 2

7'8 x 12'7

### BEDROOM 3

7'9 x 9'9

Built-in robes.

## SHOWER ROOM

6'4 x 7'7

Thermostatically controlled shower unit, low flush wc, wash hand basin and storage units, chrome effect sanitary ware, spotlights, beautiful tiled floor, pvc stripped ceiling and walls.

## LANDING

Storage cupboard housing Worcester gas boiler. Access to;

## ROOFSPACE

Access via pull down ladder.

## OUTSIDE

Well maintained rear garden, outdoor tap, decking, wall, railings and gates, off road carparking, well maintained front garden.

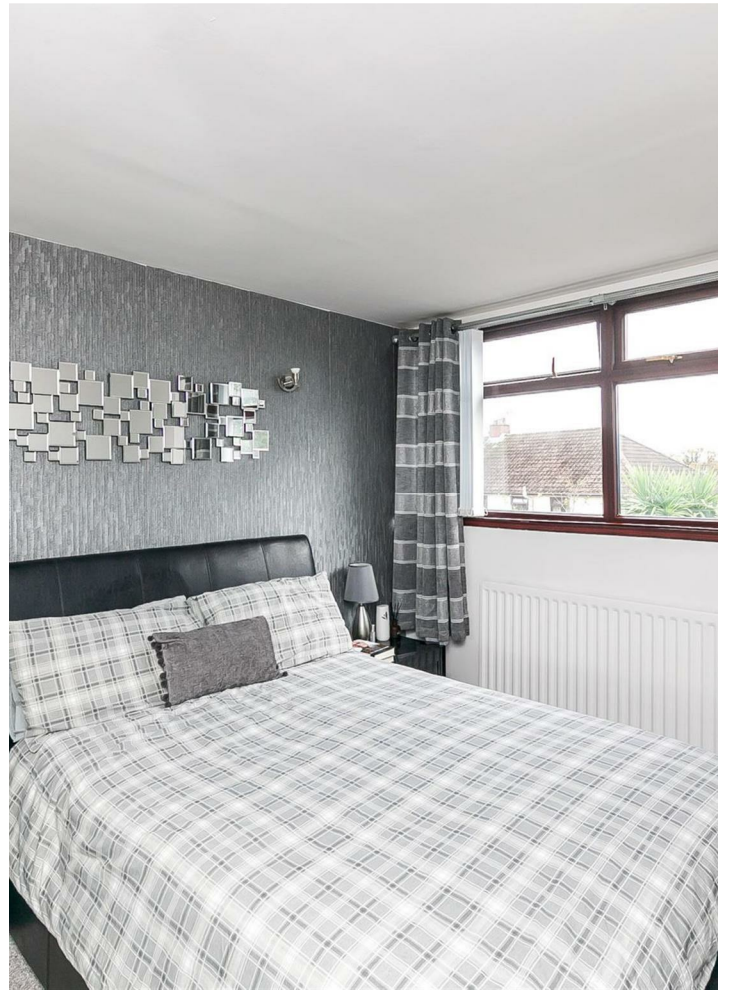
## DETACHED GARAGE

21'5 x 0'6

Roller door, light and power, bar area.

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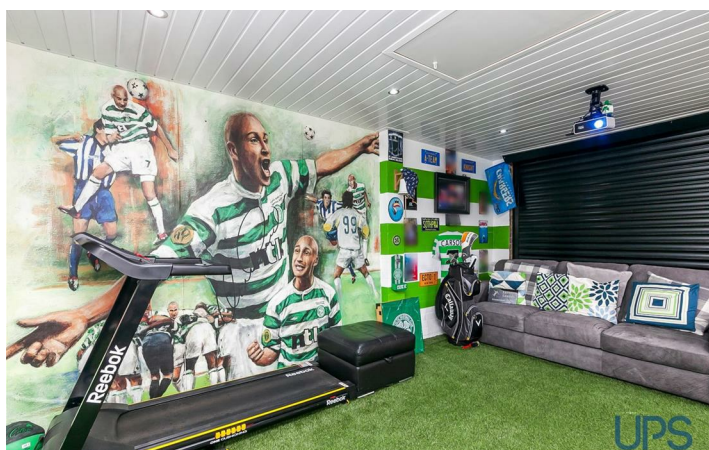
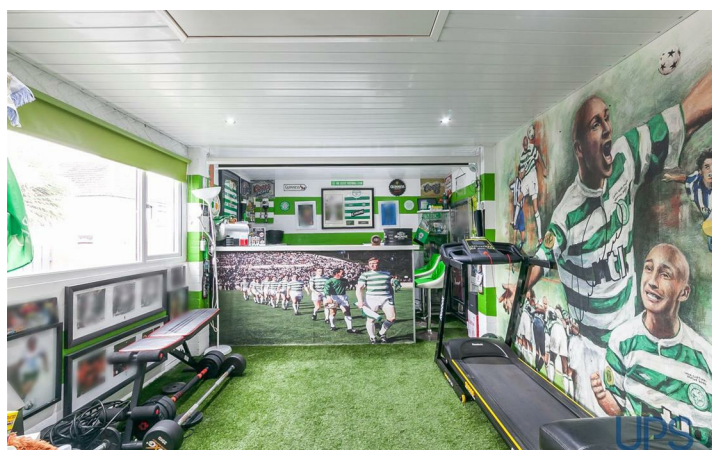








# 19 COOLNASILLA PARK WEST, GLEN ROAD, BELFAST, BT11 8JT



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. 18195661**

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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