



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

A red brick well appointed, detached bungalow that enjoys a prominent position while complimented by an extensive, private and mature rear garden. Offering fantastic potential this bungalow boasts three bright, comfortable double bedrooms. One generous reception room open plan to a fitted kitchen. Bathroom with a white suite. Upvc double glazed windows / front and rear doors. Oil fired central heating system. Large detached garage. Chain free / immediate possession. Tremendous convenience while within easy access to both Belfast and Lisburn with schools / shops / transport links / major Motorway network to include the Glider Service all nearby. An established residential location that continues to soar in demand, well worth a visit.

A home that offers lots of potential with extensive mature and private surrounding gardens, only upon viewing can this bungalow and setting be appreciated

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 £284,950**

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### Key Features

- A red brick well appointed detached bungalow with extensive private and mature rear gardens.
- One generous large reception room open plan to;
- Bathroom with a white suite.
- Oil fired central heating system.
- Chain free / immediate possession.
- Three bright comfortable double bedrooms.
- Fitted kitchen.
- Upvc double glazed windows / front and rear doors.
- Large detached garage / Extensive site with mature well stocked gardens and ample car-parking.
- Tremendous convenience / easy access to Belfast and Lisburn / Schools / transport links.





## GROUND FLOOR

### FEATURE GLAZED OPEN ENTRANCE PORCH

Upvc double glazed entrance door to;

### ENTRANCE HALL

Wooden effect strip floor.

### LOUNGE / LIVING / DINING AREA

21'7 x 15'5

Wooden effect strip floor, open to;

### FITTED KITCHEN

11'2 x 10'6

Range of high and low level units, formica work surfaces, single drainer stainless steel sink unit, tiling, plumbed for washing machine, 4 ring hob, underoven, overhead extractor hood, Upvc double glazed back door.

### INNER HALL

To;

### BEDROOM 1

14'6 x 10'7

Wooden effect strip floor, double built-in robes.

### BEDROOM 2

11'4 x 7'9

Wooden effect strip floor, double built-in robes.

### BEDROOM 3

11'5 x 9'1

## WHITE BATHROOM SUITE

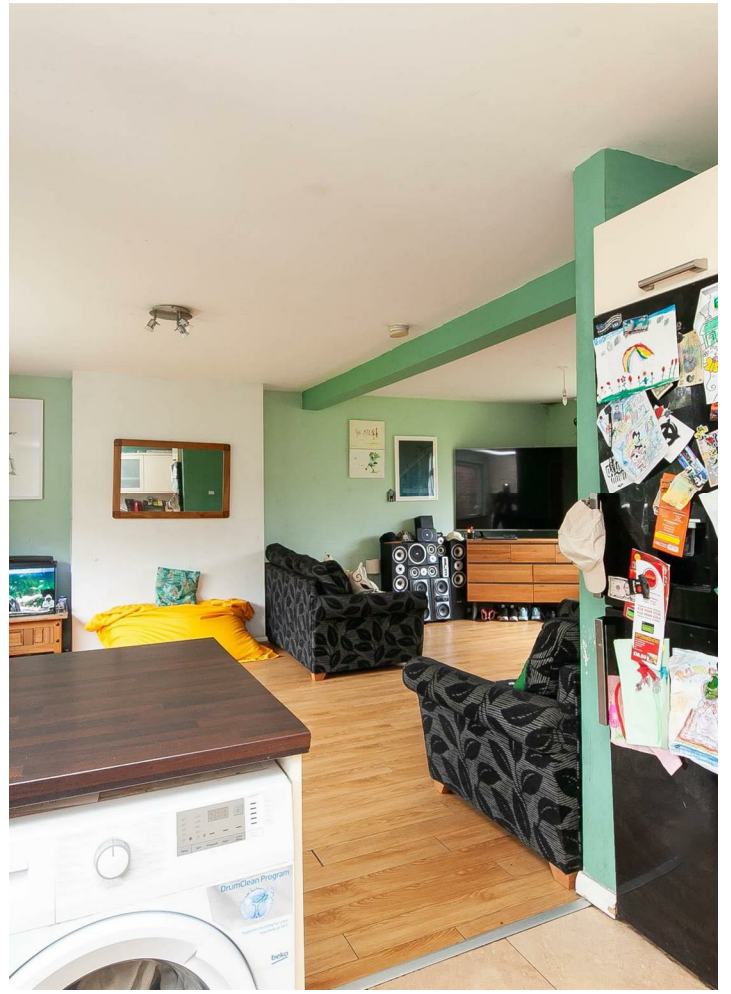
Panelled bath, pedestal wash hand basin, low flush w.c, tiling, electric shower unit.

## OUTSIDE

Driveway to front and side, extensive, private and mature rear garden, apple and pear trees, pvc tank, housed oil fired boiler.

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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. 18202541**

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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