



12 NORFOLK ROAD, OFF GRANSHA GREEN / GLEN RD, BELFAST, BT11 8DE



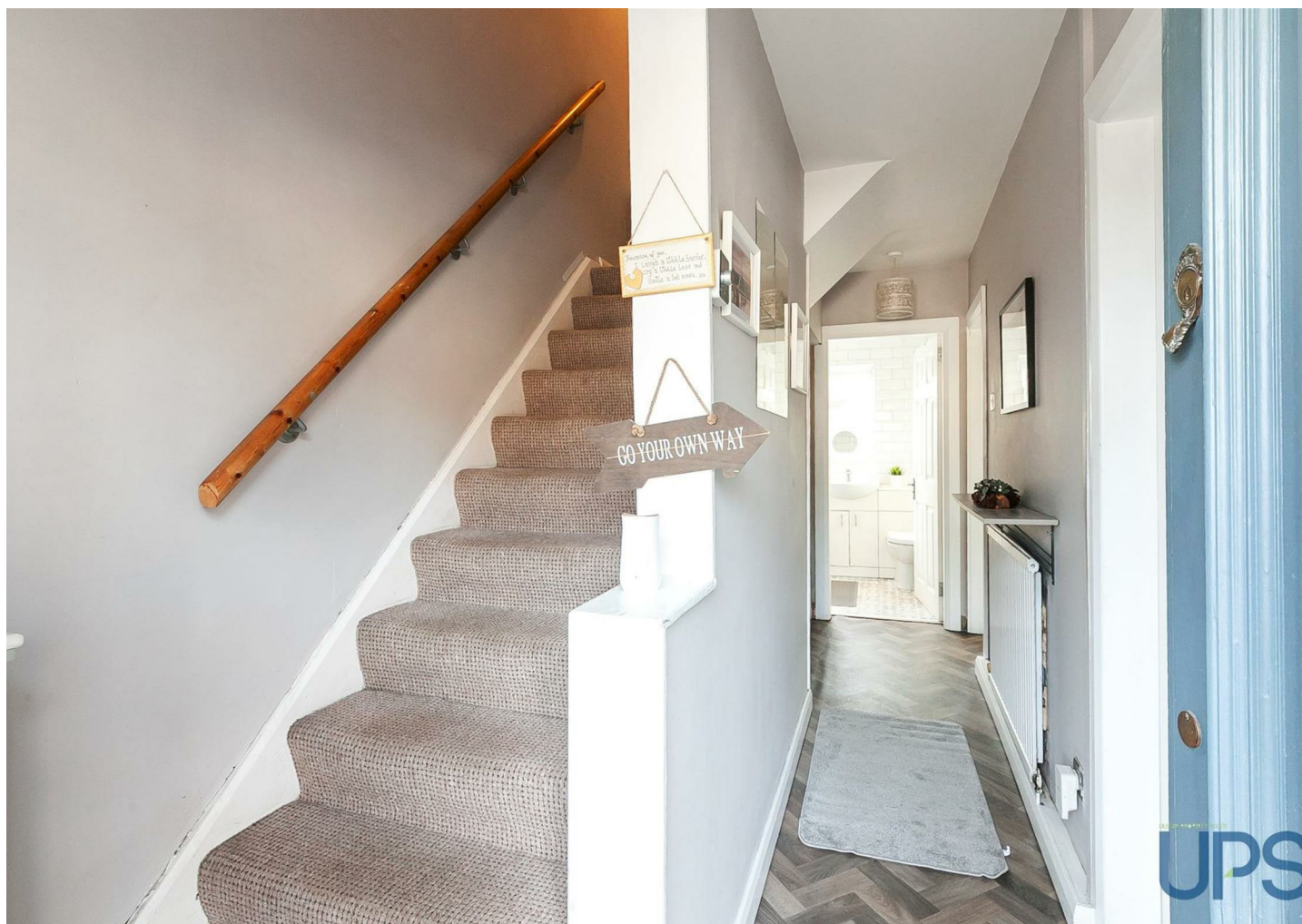
A comfortable, well maintained and presented semi detached property that enjoys a south facing, bright, elevated position within this established, sought after location. Three good, comfortable bedrooms and one generous reception room. Fitted kitchen. White bathroom suite. Upvc double glazed windows / eaves and fascia also in Upvc. Gas fired central heating. Good presentation. Private and secure rear gardens. Fantastic doorstep convenience within walking distance to schools / shops / public park / transport links / Falls Park / Glen Road. Competitively priced first time buy. Well worth a visit.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	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 £129,950

Key Features

- Comfortable well maintained and presented semi detached property.
- One generous reception room.
- White bathroom suite.
- Gas fired central heating.
- Competitively priced first time buy.
- Three good comfortable bright bedrooms.
- Fitted kitchen.
- Upvc double glazed windows / eaves and fascia also in Upvc.
- Private rear garden / Fantastic doorstep convenience.
- Well wort a visit.





GROUND FLOOR

OPEN ENTRANCE PORCH

To:

ENTRANCE HALL

Cloaks space downstairs.

LOUNGE

15'4 x 11'5

Feature fireplace with inset and hearth, wooden effect strip floor.

FITTED KITCHEN

11'6 x 8'7

Range of high and low level units, formica work surfaces, single drainer stainless steel sink unit, tiling, ceramic tiled floor, 4 ring ceramic hob, underoven, overhead extractor hood, plumbed for washing machine.

WHITE BATHROOM SUITE

Panelled bath, wash hand basin and vanity unit, tiling, low flush w.c., telephone hand shower. Feature tiling.

FIRST FLOOR

BEDROOM 1

14'2 x 9'6

BEDROOM 2

12'6 x 8'6

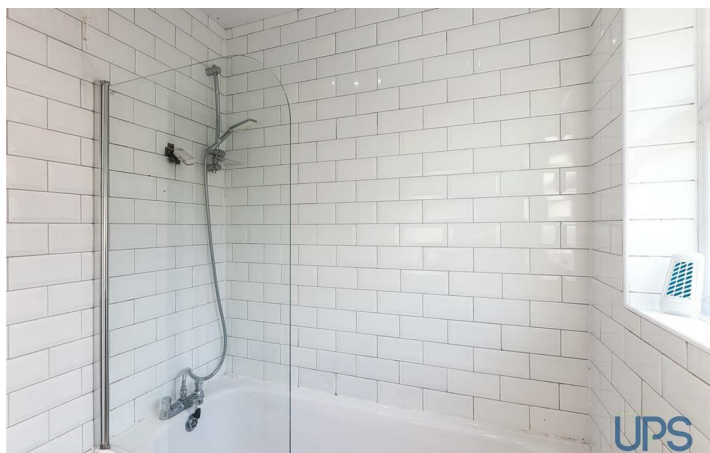
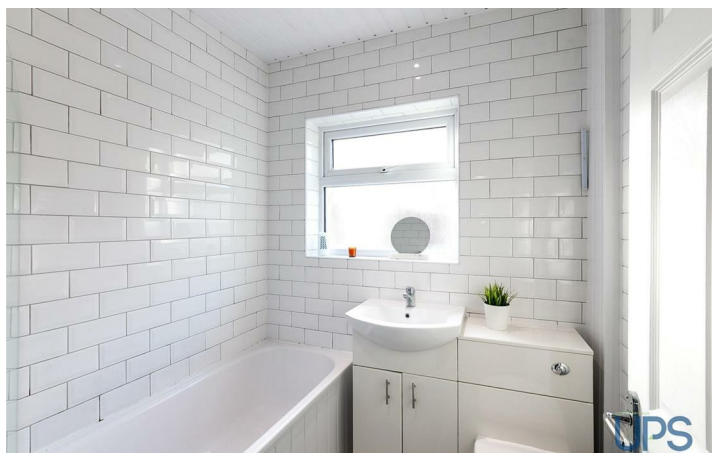
BEDROOM 3

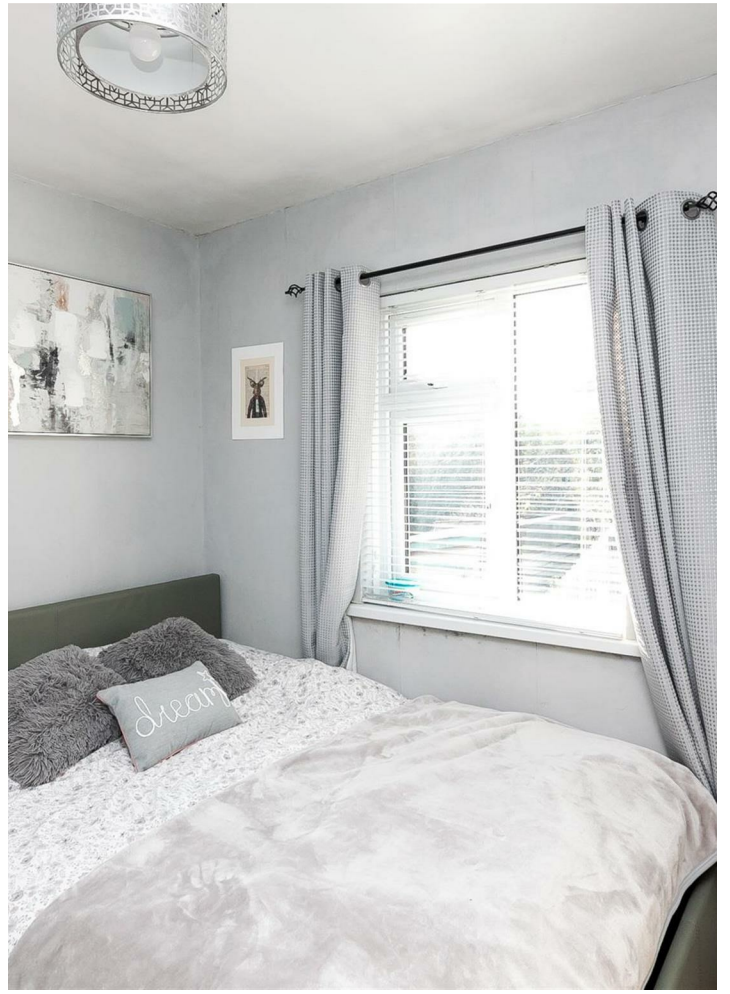
9'8 x 9'1

OUTSIDE

Private and secure rear garden, feature walled area to front.

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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 Conor 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. 18208837

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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