

CASH OFFERS ONLY



52 GLENALINA ROAD, BALLYMURPHY, BELFAST, BT12 7JG



Open to cash offers only due to Orlit Construction and Sold as seen, this is an opportunity to acquire a competitively priced, extended, end town house property that enjoys a landscaped, elevated position with fantastic convenience within easy access to schools / shops and transport links. Three good, bright, comfortable bedrooms. One generous reception room. Fitted kitchen / casual dining area. White bathroom suite. Extended utility room. Upvc double glazed windows. Gas fired central heating system. Roof re-tiled 7 years ago (approx) Private and secure rear gardens. A fantastic investment opportunity for a cash purchaser in todays market. Well worth an inspection / Chain free.

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			
		68	72

Northern Ireland EU Directive 2002/91/EC

OFFERS AROUND £74,950

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Key Features

- Open to cash offers due to Orlit construction.
- Three good, bright, comfortable bedrooms.
- Fitted kitchen / casual dining area / extended utility room.
- Upvc double glazed windows.
- Chain free.
- Competitively priced end terrace house that enjoys a landscaped, elevated position and fantastic convenience.
- One generous reception room.
- White bathroom suite.
- Gas fired central heating system.
- Private and secure rear gardens.





GROUND FLOOR

ENTRANCE HALL

Storage understairs.

LOUNGE

12'3 x 9'9

Feature fireplace.

FITTED KITCHEN

12'3 x 9'2

Range of high and low level units, formica work surfaces, single drainer stainless steel sink unit, ceramic tiled floor, breakfast bar.

EXTENDED UTILITY ROOM

7'9 x 6'8

Gas boiler, plumbed for washing machine. Garden access.

WHITE BATHROOM SUITE

Panelled bath, pedestal wash hand basin, low flush w.c, pvc wall paneling.

FIRST FLOOR

BEDROOM 1

13'9 x 9'9

BEDROOM 2

11'7 x 11'3

BEDROOM 3

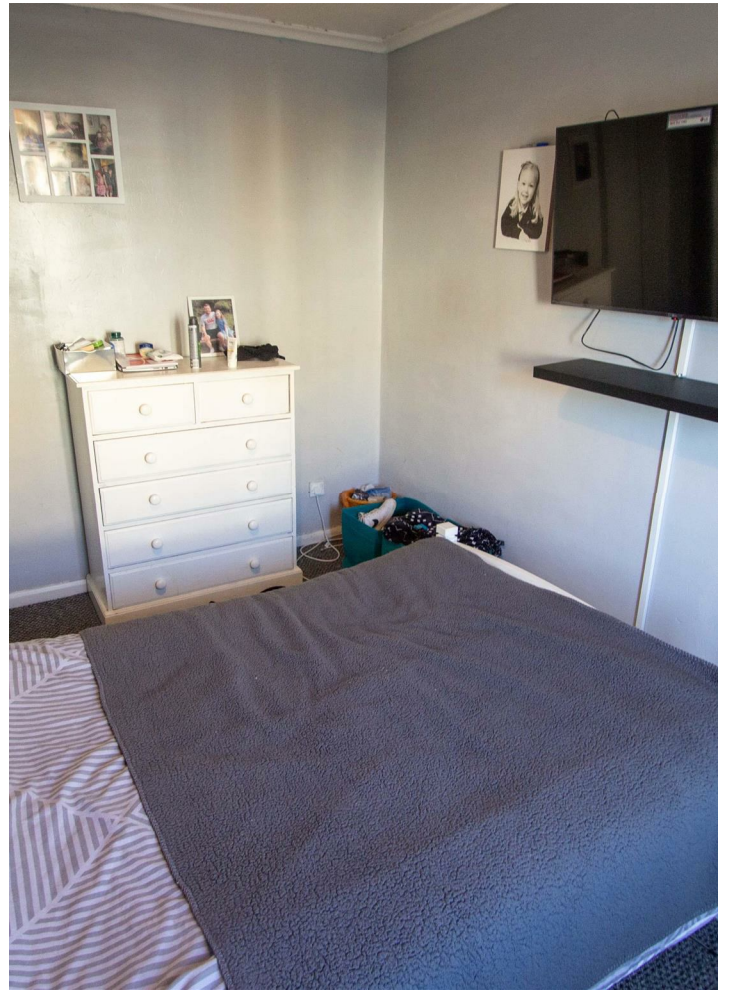
9'4 x 8'5

OUTSIDE

Rear enclosed secure gardens, flagged patio, planted areas with fencing, raised flagged 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 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. 18222580

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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