

ULSTER PROPERTY SALES

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ANDERSONSTOWN BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**13 COLINBROOK GARDENS,
BELFAST, BT17 0PE**

OFFERS AROUND £134,950

A sizeable mid-terrace home superbly placed, tucked away in this small and popular cul-de-sac setting close to lots of amenities, to include schools, shops, and transport links, along with the Glider service on the Stewartstown Road, and the property is also ideally placed close to both Belfast and Lisburn as well as arterial routes.

The sizeable accommodation is briefly outlined below.

Three good-sized bedrooms and a large white bathroom suite complete the first floor.

On the ground floor there is a spacious and welcoming entrance hall and a bright and airy living room that has feature double doors leading to the privately enclosed, low-maintenance gardens. There is also a fitted kitchen that is open plan to a dining/entertaining area.

Other qualities include gas-fired central heating and UPVC double glazing.

Colin Glen, Ireland's leading adventure park, is within easy reach, as is the recently completed Páirc Nua Chollann on the Stewartstown Road opposite the new Colin Connect Transport Hub linking West Belfast, East Belfast, and Titanic Quarter via the city centre on the Translink Glider Service, along with all the abundance of amenities in Andersonstown—viewing strongly recommended!



Key Features

- Large mid-terrace home superbly placed in this small and popular cul-de-sac setting that is in high demand.
- Sizeable living room with double doors leading to a privately enclosed garden.
- Large white bathroom suite.
- Gardens front and rear.
- Ideally located close to an abundance of amenities in both Belfast and Lisburn as well as arterial routes.
- Three good sized bedrooms.
- Kitchen open plan to dining/entertaining area.
- Gas central heating / Upvc double glazing / Higher than average energy rating (EPC C-73)
- Close to lots of schools, shops, and transport links, along with the Glider service on the Stewartstown Road.
- Viewing strongly recommended.



GROUND FLOOR

Upvc double glazed front door to:

SPACIOUS AND WELCOMING ENTRANCE HALL

Tiled floor, spotlights, storage cupboard.

LIVING ROOM

14'4 x 10'1

Beautiful tiled floor, cornicing, Upvc double glazed double doors to enclosed garden.

KITCHEN / DINING AREA

20'3 x 7'11

Range of high and low level units, single drainer stainless steel sink unit, open plan to dining area.

FIRST FLOOR

BEDROOM 1

9'7 x 8'7

Built-in robes.

BEDROOM 2

11'2 x 10'6

Laminated wood effect floor.

BEDROOM 3

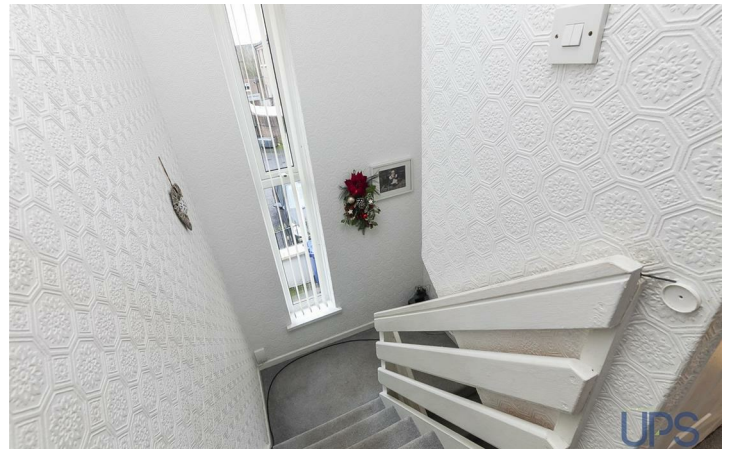
11'6 x 10'5

WHITE BATHROOM SUITE

Bath, low flush w.c, pedestal wash hand basin, spotlights, pvc stripped ceiling and walls.

OUTSIDE

Front flagged garden, outdoor tap to front. Enclosed rear garden.





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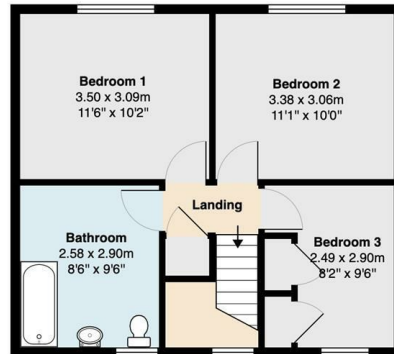




13 Colinbrook Gardens, Dunmurry, BELFAST, BT17 0PE



Ground Floor



First Floor

Total Area: 82.5 m² ... 888 ft²

All measurements are approximate and for display purposes only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	73	74
(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	

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 our mortgage advisor on 028 9060 5200.

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.

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

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