

ULSTER PROPERTY SALES

UPS

ANDERSONSTOWN BRANCH

138 Andersonstown Road, Belfast,
Antrim, BT11 9BY

028 9060 5200

andersonstown@ulsterpropertysales.co.uk

NETWORK STRENGTH - LOCAL KNOWLEDGE



**10 COOLNASILLA DRIVE,
GLEN ROAD, BELFAST, BT11**

OFFERS AROUND £199,950

Offered for sale on the open market for the first time since constructed in approximately 1982, this chain-free semi-detached home is perfectly placed just off the established Glen Road in proximity to lots of schools, shops, and transport links, as well as enjoying accessibility to an abundance of amenities in Andersonstown, which include state-of-the-art leisure facilities, cafes, restaurants, and lots more!

A family-friendly neighbourhood that offers lots of convenience and the superb living space is briefly outlined below.

Three bedrooms, plus access to a developed roof space from the landing and a bathroom suite, complete the upper floor accommodation.

On the ground floor there is an entrance porch leading to a spacious and welcoming entrance hall together with a bright and airy living room that has access to a separate dining room. There is also a separate fitted kitchen and access to an integral garage.

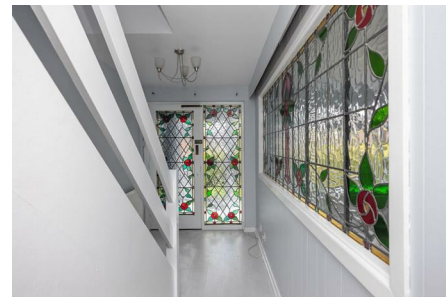
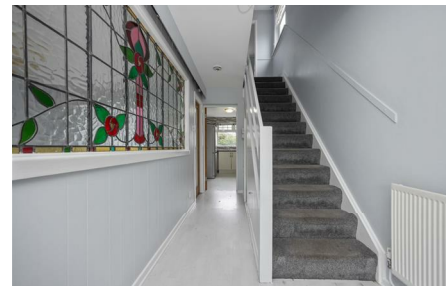
Other qualities include gas-fired central heating and UPVC double glazing, as well as off-road car parking and a well-maintained front garden, as well as a good-sized enclosed rear garden that has an additional patio area and outdoor tap.

A beautiful home ready for the next owner to simply add their stamp, coupled with this popular residential location, we have no hesitation in recommending viewing to avoid disappointment.



Key Features

- Offered for sale chain-free and on the open market for the first time since constructed in approximately 1982.
- Three bedrooms plus a developed roof space.
- Separate fitted kitchen with access to integral garage.
- Off-road car parking and well-maintained, good-sized front and rear gardens.
- Arterial routes and the wider motorway network close by.
- Preferred residential location just off the established Glen Road in proximity to lots of nearby schools, shops, and transport routes.
- Bright and airy living room with access to a separate dining room.
- Bathroom suite on first floor.
- Close to an abundance of amenities in Andersonstown, along with state-of-the-art leisure facilities, beautiful parklands, and the Glider service.
- Viewing is strongly recommended for this beautiful semi-detached home located in this most desirable location.



GROUND FLOOR

Upvc double glazed front door to;

ENTRANCE PORCH

Tiled floor, hardwood glass panelled inner door to;

SPACIOUS HALLWAY

Laminated wood effect floor.

LIVING ROOM

Access to;

DINING ROOM

Laminated wood effect floor, sliding patio door to garden.

KITCHEN

Range of high and low level units, single drainer stainless steel sink unit, plumbed for washing machine, laminated wood effect floor, access to;

GARAGE

FIRST FLOOR

BEDROOM 1

Built-in robes.

BEDROOM 2

Built-in robes, built-in mirrored slide robes.

BEDROOM 3

BATHROOM

Bath, electric shower units, low flush w.c, pedestal wash hand basin, towel warmer.

LANDING

Access to;

ROOFSPACE

Partially floored, gas boiler, light.

OUTSIDE

Off road car-parking and well-maintained front garden. Good-sized, privately enclosed rear garden, outdoor tap.











10 Coolnasilla Drive, BELFAST, BT11 8JX



Total Area: 89.0 m² ... 959 ft² (excluding garage)
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			
(55-68) D		63	67
(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

ANDERSONSTOWN
028 9060 5200

BANGOR
028 9127 1185

DONAGHADEE
028 9188 8000

GLENGORMLEY
028 9083 3295

RENTAL DIVISION
028 9070 1000

BALLYHACKAMORE
028 9047 1515

CARRICKFERGUS
028 9336 5986

DOWNPATRICK
028 4461 4101

MALONE
028 9066 1929

BALLYNAHINCH
028 9756 1155

CAVEHILL
028 9072 9270

FORESTSIDE
028 9064 1264

NEWTOWARDS
028 9181 1444



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