



4 GLENCOLIN HEIGHTS, GLEN ROAD, BELFAST, BT11 8PB



A sizeable mid-terrace home extending to around an impressive 902 sq. ft. and ideally located within 'Glencolin,' an extremely desirable location positioned just off the established and highly convenient Glen Road in proximity to lots of nearby schools, shops, and transport links, along with accessibility to an abundance of amenities in Andersonstown, along with state-of-the-art leisure facilities, and the Clider service—Colin Glen, Ireland's leading adventure park, is also close by, as is the motorway network and arterial routes.

This beautiful home benefits from a higher-than-average energy rating (EPC C-76) and is ready for the lucky new owners to simply add their furniture; the well-appointed accommodation is briefly outlined below.

Three good-sized bedrooms and a luxury white bathroom suite, as well as a handy storage cupboard on the landing, complete the first floor.

On the ground floor there is a welcoming entrance porch leading to a bright and airy living room along with a luxury, upgraded, fitted kitchen that is open plan to a sizeable dining/entertaining area, and there is also a handy downstairs W.C.

Other qualities include gas-fired central heating and UPVC double glazing, together with a privately enclosed, low-maintenance rear garden that has an outdoor tap and an enclosed, low-maintenance, loose stone front garden that has an outdoor power socket.

A beautiful home, and we have no hesitation in recommending an early viewing to avoid disappointment.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	76	76
(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 £149,950

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Key Features

- A sizeable mid terrace home extending to around an impressive 902 sq ft.
- Bright and airy living room.
- Downstairs w.c.
- Upvc double glazing.
- Located within an extremely desirable location just off the established Glen Road.
- Three good sized bedrooms.
- Luxury, upgraded, fitted kitchen open plan to a sizeable dining / entertaining area.
- Gas fired central heating system. Higher-than-average energy rating (EPC C-76)
- Privately enclosed, low maintenance rear garden.
- A beautiful home, we have no hesitation in recommending early viewing.





GROUND FLOOR

Upvc double glazed front door to;

ENTRANCE PORCH

Tiled floor, hardwood glass panelled inner door to;

LIVING ROOM

17'6 x 11'10

Wooden effect strip floor, cornicing.

UPGRADED LUXURY KITCHEN / DINING AREA

17'3 x 11'3

Range of high and low level units, single drainer stainless steel sink unit, stainless steel extractor fan, under unit lighting, feature peninsula, wooden effect strip floor, storage cupboard, open plan to dining space.

DOWNSTAIRS W.C

Low flush w.c, wash hand basin and storage cupboard, pvc stripped walls and ceiling.

FIRST FLOOR

LANDING

BEDROOM 1

13'1 x 9'7

BEDROOM 2

11'6 x 9'11

Built-in robes.

BEDROOM 3

9'2 x 6'7

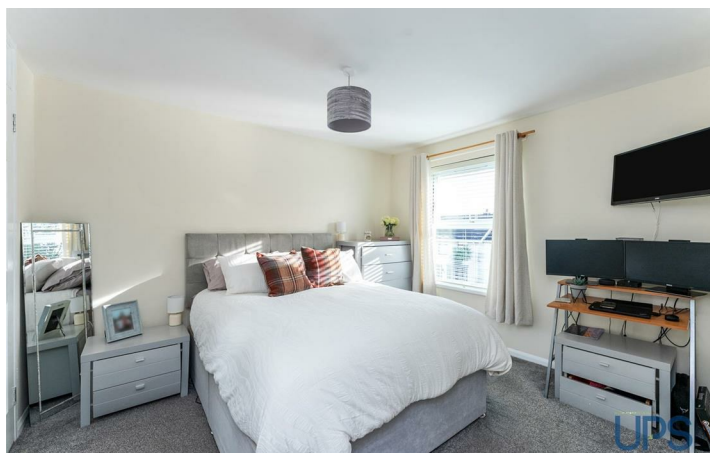
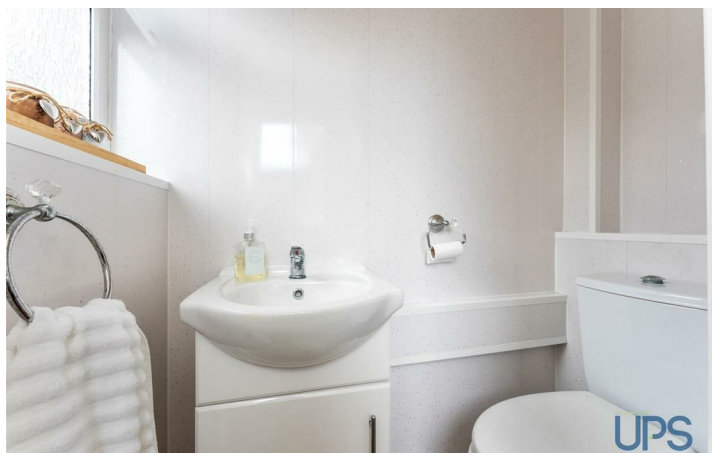
LUXURY WHITE BATHROOM SUITE

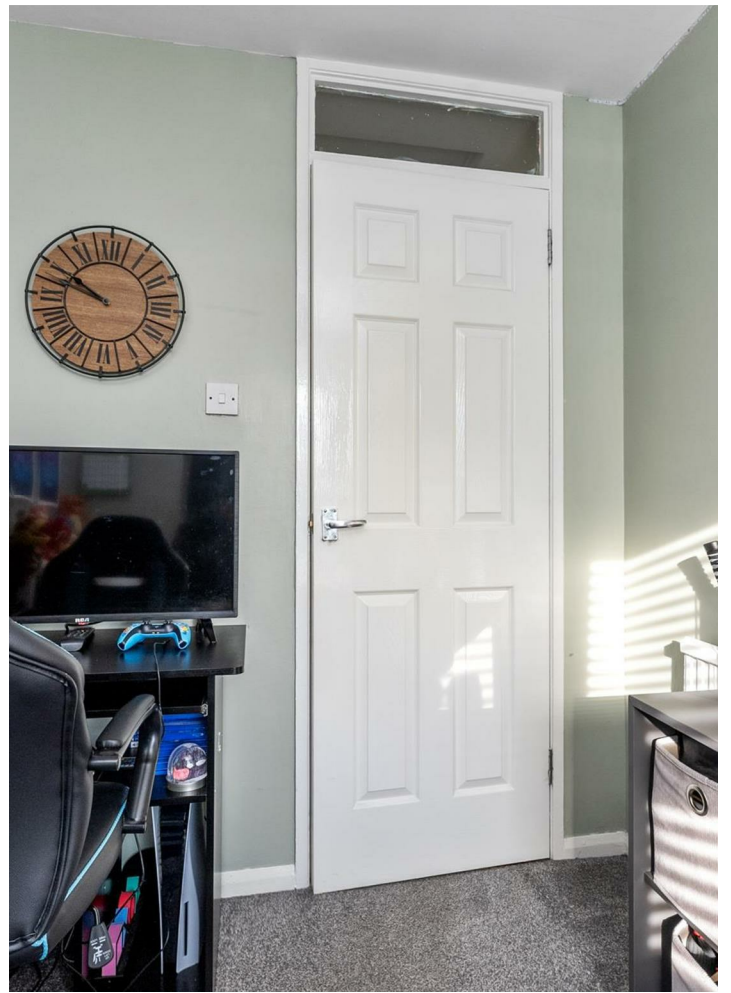
Bath with mixertaps, thermostatically controlled shower unit, low flush w.c

OUTSIDE

Privately enclosed, low maintenance rear garden, outdoor tap, low maintenance enclosed front garden, outdoor power socket.

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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. 17480191

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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