



1 GREENANE DRIVE, BLACKS ROAD, BELFAST, BT10 0NH



An extraordinary and extended semi-detached bungalow offering sizeable and accessible living accommodation that can be very difficult to come across, coupled with this extremely desirable residential location just off the established and highly sought-after Blacks Road, which is in constant demand and enjoys proximity to lots of schools, shops, and transport links along with the motorway network, Blacks Road Park and Ride, and the Clider service on the Stewartstown Road.

Colin Glen, Ireland's leading adventure park with its many attractions, is close by, and an abundance of amenities in Andersonstown are also easily accessible, including state-of-the-art leisure facilities. The well-appointed accommodation is briefly outlined below.

Two good-sized bedrooms, a principal bedroom with a private, luxury ensuite shower room, and an additional walk-in storage/dressing room that could also be used as a home office. In addition, there are two separate reception rooms to include a large, eye-catching living space and a dining room that has the potential to be a third bedroom.

A good-sized fitted kitchen that has spotlights and a separate utility room complements this home further, as well as a luxury modern white bathroom suite that also has spotlights.

A large corner site with excellent gardens that enjoy a southerly aspect as well as off-road car parking, gas-fired central heating, and UPVC double glazing all add to the appeal of this striking home.

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			
		65	68
Northern Ireland		EU Directive 2002/91/EC	

OFFERS OVER £199,950

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Key Features

- An extraordinary and extended semi-detached bungalow offering accessible, sizeable living space extending to around an impressive 1124 sq ft!
- Two separate reception rooms include a large contemporary living space and a separate dining room that offers potential for a third bedroom.
- Luxury white bathroom suite.
- Off-road car parking and a large corner site with plenty of room.
- Close to Colin Glen, Ireland's leading adventure park with all its attractions and ease of access to both Belfast and Lisburn.
- Two good-sized bedrooms, a principal bedroom with a private luxury en-suite shower room, and access to an additional dressing room/study.
- Large kitchen/dining space that has access to a separate utility room.
- Gas-fired central heating / UPVC double glazing.
- Tremendous doorstep convenience to all the facilities on Blacks Road, including a large selection of schools and accessibility to an abundance of amenities in Andersonstown.
- Golf courses, beautiful parklands, arterial routes, and so much more are all within easy reach; viewing is strongly encouraged for this special purchase.





GROUND FLOOR

UPVC double-glazed front door to;

FEATURE ENTRANCE PORCH

Wooden effect strip floor, hardwood glass-panelled inner door to;

LIVING ROOM

19'6 x 18'1
Wooden effect strip floor, spotlights, feature UPVC double glazed double doors to garden.

KITCHEN / DINING AREA

19'6 x 10'5
Range of high and low-level units, single-drainer stainless steel sink unit, stainless steel extractor fan, breakfast bar, display cabinets, spotlights, vertical radiator.

SEPARATE UTILITY ROOM

Single-drainer stainless steel sink unit, range of units.

Feature double doors from the kitchen to;

DINING ROOM / POTENTIAL BEDROOM 3

Wooden-effect strip floor, spotlights.

PRINCIPLE BEDROOM 1

LUXURY ENSUITE SHOWER ROOM

Features a walk-in shower cubicle, thermostatically controlled shower unit, low flush W.C., wash hand basin, chrome effect towel warmer, spotlights, PVC panelling, and extractor fan.

BEDROOM 2

12'10 x 8'7
Built-in robes.

DRESSING ROOM / STUDY / HOME OFFICE

5'10 x 5'4

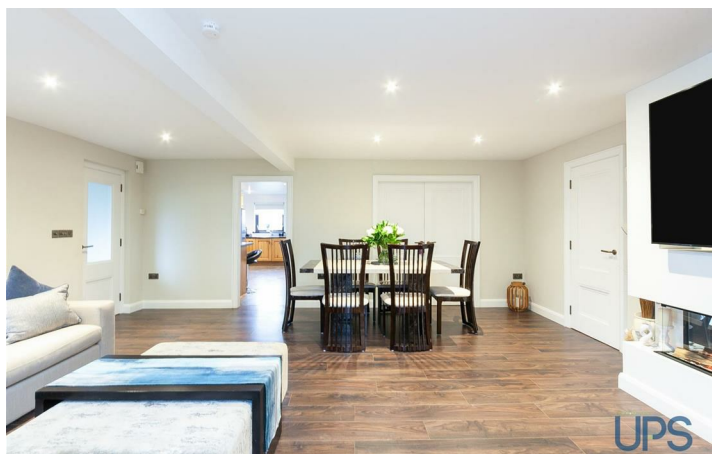
LUXURY WHITE BATHROOM SUITE

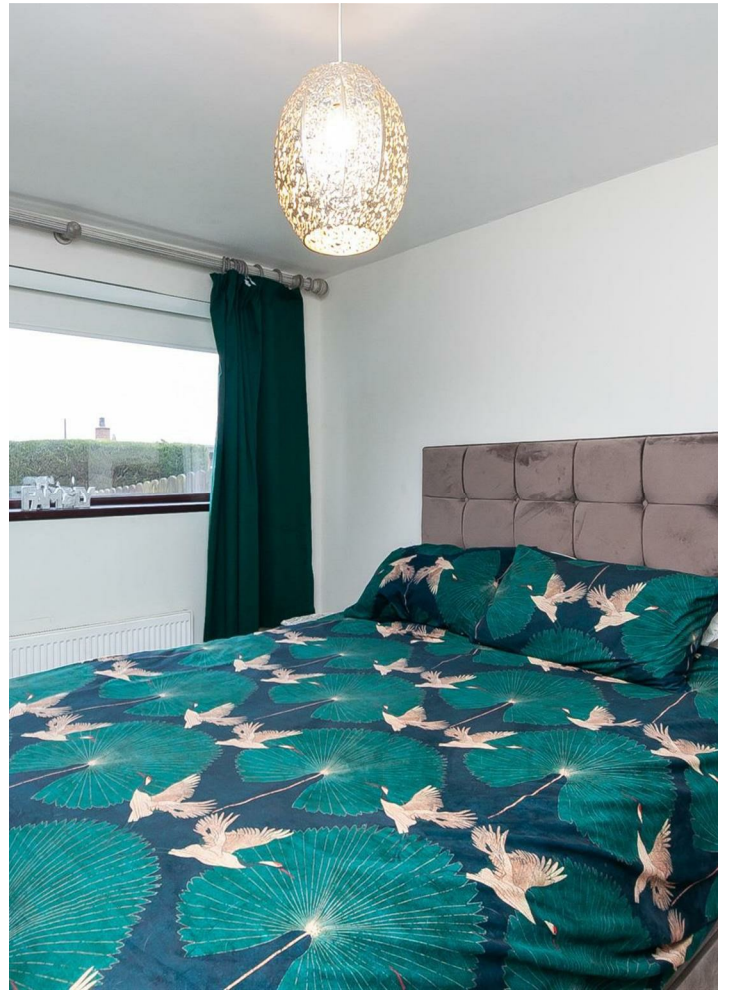
Feature bath, wash hand basin and storage drawers, low flush w.c., chrome effect towel warmer, spotlights, and PVC panelled walls.

OUTSIDE

Well maintained, good sized garden, outdoor tap, off road carparking, additional rear garden.

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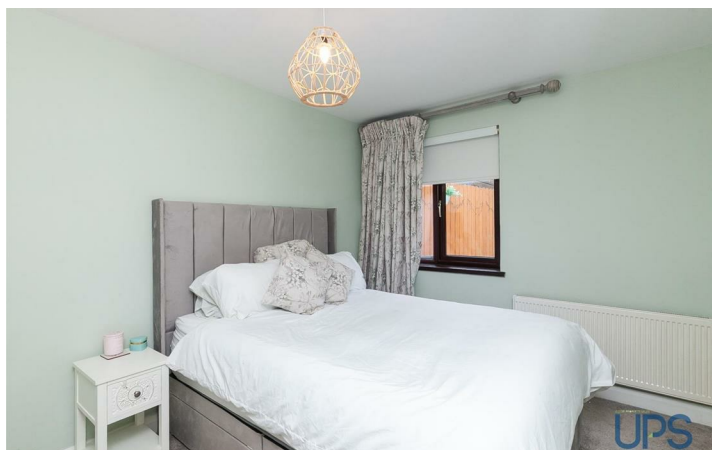








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Questions you may have.

**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. 18286192

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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