

ULSTER PROPERTY SALES

UPS

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**35 GLENALLEN STREET, BELFAST,  
BT5 4HT**

**OFFERS AROUND £129,950**



A deceptively spacious terrace property within a residential area close to Belfast city centre and just off the busy Newtownards Road, offering great family accommodation.

Comprising of wood laminate flooring from the entrance hall through archway to lounge. Spacious dining kitchen comprising an extensive range of units, including display cabinets, double built in oven with ceramic hob, partly tiled walls and wood laminate flooring. Rear entrance porch with ground floor toilet suite. Generous landing with built-in cupboards, three good size bedrooms, two including built-in wardrobes. White bathroom suite with electric shower over bath, partly tiled walls and ceramic tile flooring.

The front garden has a lawn, and the enclosed rear garden has a paved area with gated driveway. Located in a residential area, within walking distance of bus routes to Belfast city centre, and many local amenities, this is a great option for young couples or families wanting to get onto the property ladder.

## Key Features

- A Deceptively Spacious Terrace Property in a Convenient Location
- Good Size Lounge with Mock fireplace and Wood Laminate Flooring
- Spacious Kitchen with Extensive Range of Units and Generous Dining Area
- Three Good Size Bedrooms on the First Floor, Two with Built In Storage
- White Bathroom Suite with Electric Shower Over Bath and Tiling
- Gas Fired Central Heating and uPVC Double Glazed Windows
- Front and Enclosed Rear Garden and Gated Driveway to Rear
- Convenient Location within Walking Distance to Amenities including Bus Routes



### Accommodation Comprises

#### Enclosed Entrance Porch

#### Entrance Hall

Wood laminate flooring. Archway to:

#### Lounge

13'4 x 11'5

Mock fireplace. Wood laminate flooring.

#### Dining Kitchen

17'7 x 11'5

Extensive range of high and low level units including display cabinets, granite effect work surfaces with inset single drainer stainless steel sink unit with mixer tap, double built-in under oven, ceramic hob, integrated extractor hood, plumbing for washing machine, integrated dryer, space for fridge freezer, part tiled walls, wood laminate flooring. Cloak cupboard under stairs.

#### Rear Entrance Porch

#### Ground Floor WC

Low flush WC.

### First Floor

#### Landing

Double built-in cupboard with gas fired boiler, built-in cupboard.

#### Bedroom 1

11'5 x 10'3

Built-in robes.

#### Bedroom 2

11'4 x 9'8

Double built-in robes.

#### Bedroom 3

8'6 x 7'2

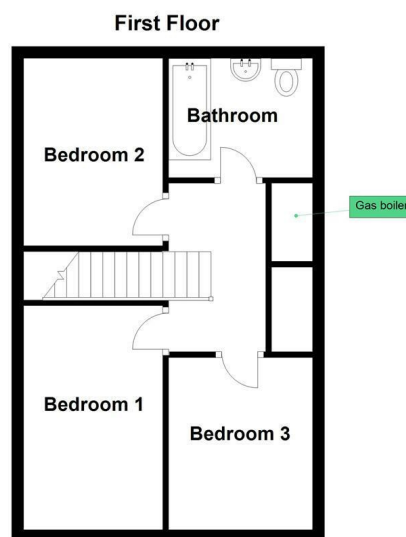
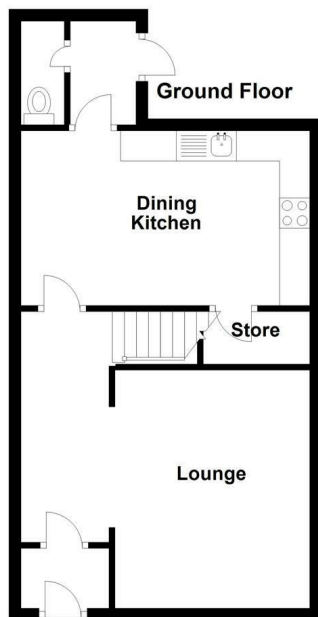
#### Bathroom

White suite comprising panelled bath with electric shower and shower screen, pedestal wash hand basin, low flush WC, part tiled walls, ceramic tiled floor.

#### Outside

Front garden. Enclosed rear garden with paved area and gated driveway.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	73
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>Northern Ireland</b>		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 9047 1515.

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.

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