



## 34 OLD BREWERY LANE, GLEN ROAD, BELFAST, BT11 8BZ



A beautiful, well maintained and presented studio townhouse located within this popular secure gated residential development off the established, sought after Glen Road. Two good, bright, double bedrooms each with access to feature private balcony / outside space. Lounge / living / dining area with a feature media wall. Luxury fitted kitchen. White bathroom suite. Downstairs cloakroom / w.c. Upvc double glazed windows. Gas fired central heating system / a higher-than-average energy rating. Secure gated car parking with feature electric double gates. Arterial routes are easily accessible, as is the wider motorway network, and the City Centre is also easily accessible, as well as beautiful parklands and much more! Fantastic first time buy.

A service charge of approximately £87.00 per month is payable at present. We recommend that the purchaser and their solicitor confirm the service charge amount and inclusions. The management company is MB Wilson (02890480444). Good, fresh, youthful presentation throughout.

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			
		80	81

Northern Ireland EU Directive 2002/91/EC

OFFERS AROUND £134,950

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### Key Features

- Beautiful well maintained and presented studio townhouse.
- Lounge / living / dining area with a feature media wall.
- White bathroom suite.
- Upvc double glazed windows.
- Good, fresh, youthful presentation throughout.
- Two good bright double bedrooms / each bedroom with access to a feature balcony
- Luxury fitted kitchen.
- Downstairs cloakroom / w .c.
- Gas fired central heating system.
- Secure gated car parking approached by electric double gates.





## GROUND FLOOR

### OPEN ENTRANCE PORCH

To;

### ENTRANCE HALL

Walk-in cloaks.

### DOWNSTAIRS W.C

Low flush w.c, pedestal wash hand basin.

### LOUNGE / LIVING / DINING AREA

17'2 x 14'3

Ceramic tiled floor, feature modern wall, contemporary fire. Open to;

### FITTED KITCHEN

9'6 x 9'5

Range of high and low level units, feature work tops, single drainer stainless steel sink unit, ceramic tiled floor, plumbed for washing machine, downlighters, 4 ring ceramic hob, modern oven, overhead extractor hood,, breakfast bar, integrated fridge and freezer, integrated dishwasher, gas boiler.

## FIRST FLOOR

### PRINCIPLE BEDROOM 1

10'6 x 10'2

Balcony access.

### BEDROOM 2

11'5 x 7'8

Built-in robes, balcony access.

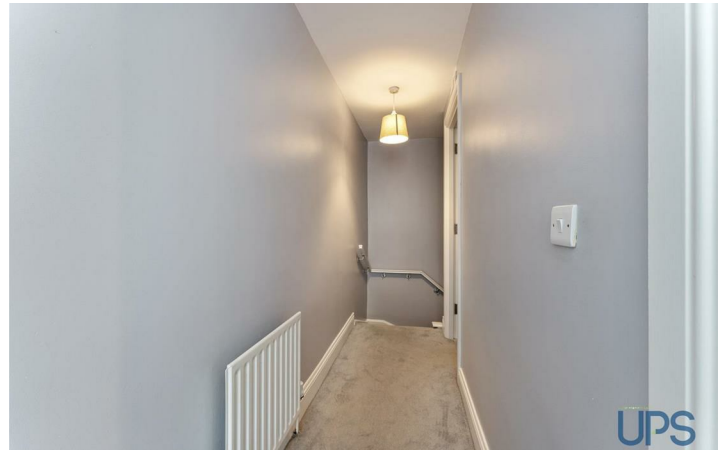
### WHITE BATHROOM SUITE

Panelled bath, telephone hand shower, shower screen, wash hand basin, low flush w.c, pvc wall coverings.

## OUTSIDE

Feature double gates with remote access to secure carparking, communal areas and bin store, carparking to front.

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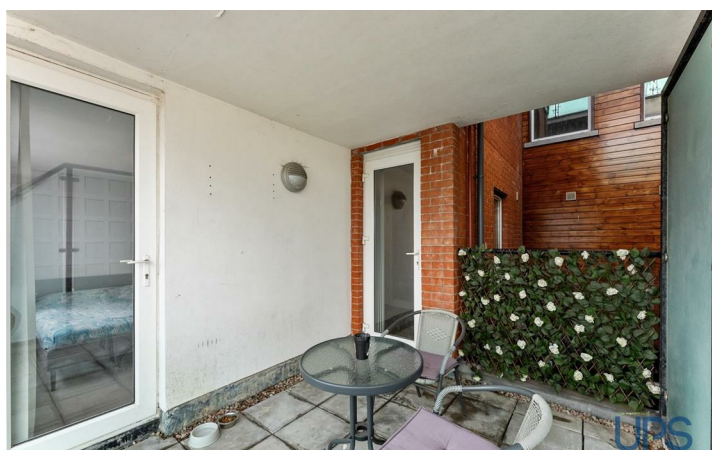
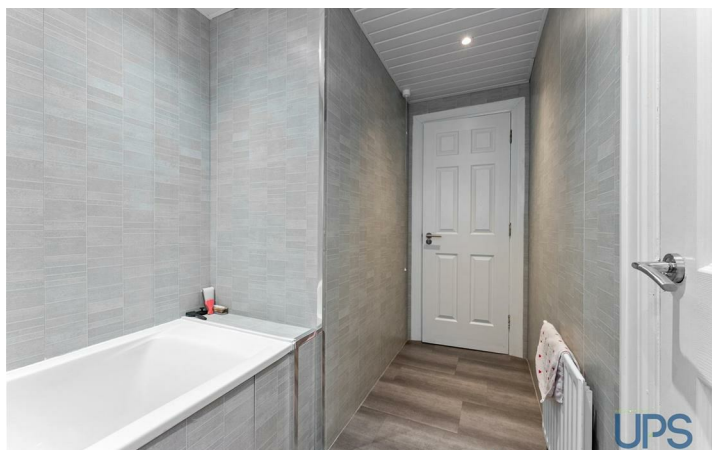


UPS

UPS



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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. 18296609**

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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