



62 COOLNASILLA PARK EAST, GLEN ROAD, BELFAST, BT11 8LA

A rare opportunity to purchase this extended semi-detached home with sizeable living space extending to around 1169 sq ft and superbly placed on this larger than average corner site, offering further potential to extend the existing home subject to normal consent.

The home is ideally located within this preferred residential location just off the established Glen Road and therefore benefits from tremendous doorstep convenience, including accessibility to lots of nearby schools, shops, and transport links, as well as an abundance of amenities in Andersonstown, along with state-of-the-art leisure facilities and the Glider service, to name a few.

Three bedrooms and a developed roof space, together with a shower room, complete the upper-floor living.

On the ground floor, there is a spacious and welcoming entrance hall and two separate reception rooms, including an impressive extended family room with access to enclosed gardens. There is also an extended kitchen with a dining area and a separate utility room with access to a downstairs WC.

Off-road car parking to a detached garage and gas-fired central heating, as well as Upvc double glazing and an extensive, mature, and well-maintained rear garden with patio and an additional extensive side garden with patio, complement this superior home further.

A home must be seen to be fully appreciated, 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			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		65	67
EU Directive 2002/91/EC			

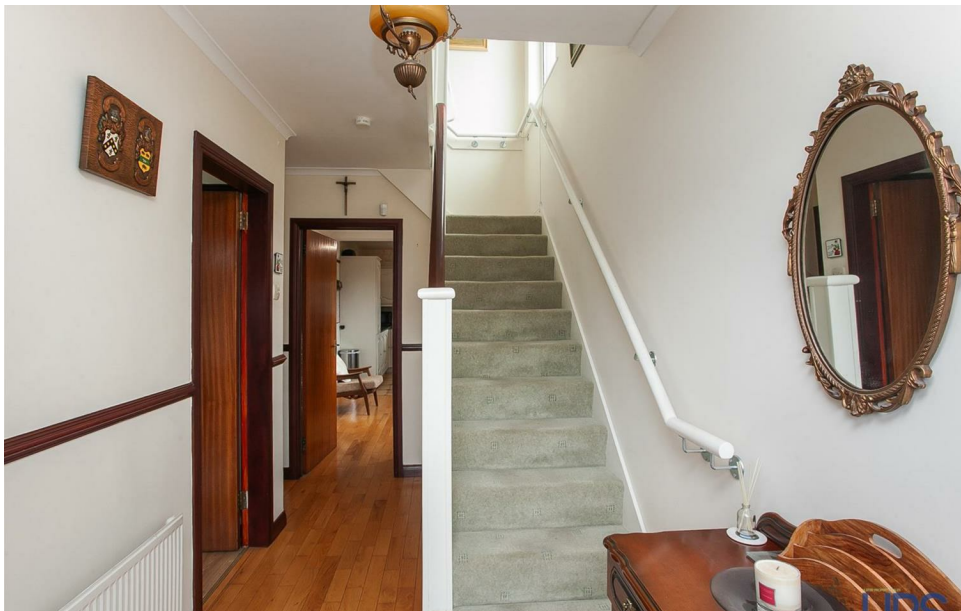
OFFERS OVER £229,950

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Key Features

- Extended semi detached home with sizeable living space extending to around an impressive 1169sq ft.
- Two separate reception rooms.
- Shower room on first floor.
- Gas fired central heating / Upvc double glazing.
- Close to lots of schools, shops and transport routes along with an abundance of amenities in Andersonstown including state-of-the-art leisure facilities plus much more.
- Three bedrooms and a developed roofspace.
- Extended kitchen with dining area and separate utility area with access to a downstairs w.c.
- Off road carparking to a detached garage.
- Extensive corner position with potential to extend further subject to normal consent.
- Established location and we have no hesitation in recommending viewing.





GROUND FLOOR

Upvc double glazed front door to;

SPACIOUS ENTRANCE HALL

Solid wooden floor.

LOUNGE

11'11 x 10'9

Wooden effect strip floor.

EXTENDED LIVING ROOM

19'2 x 10'7

Solid wooden floor, Upvc double glazed sliding patio door to gardens.

EXTENDED KITCHEN / DINING AREA

20'10 x 15'1

Range of high and low level units, sink x 2 plus 1/2 bowl, tiled floor, open to dining space.

SEPARATE UTILITY

Gas boiler.

DOWNSTAIRS W.C

Low flush w.c, pedestal wash hand basin, tiled walls.

FIRST FLOOR

SHOWER ROOM

Shower cubicle, electric shower unit, low flush w.c, wash hand basin and storage unit, storage cupboard, towel warmer, tiled floor, pvc panelled walls and ceiling.

BEDROOM 1

12'4 x 8'2

Wooden effect strip floor, excellent range of built-in mirrored slide robes.

BEDROOM 2

10'8 x 10'5

BEDROOM 3

8'2 x 7'8

LANDING

Access to;

ROOFSPACE

Excellent storage.

OUTSIDE

Mature, well maintained, extensive rear garden and patio, side garden and additional patio, garden to front, parking to;

DETACHED GARAGE

Electric remote controlled door.

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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. 17997752

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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