



## 5 COOLNASILLA PARK EAST, GLEN ROAD, BELFAST, BT11 8LB



An attractive, double fronted, detached family home that enjoys an extensive, south facing site within this established residential location that continues to be in high demand. Four good, bright bedrooms and two separate reception rooms. Fitted kitchen. Bathroom with coloured suite. Downstairs cloakroom / w.c. Upvc double glazed windows. Gas central heating system. Attached garage. Extensive, private, south facing site with neat gardens. Outstanding opportunity with tremendous potential. Fantastic doorstep convenience within easy walking distance of the main Glen Road, all local amenities, schools / shops / transport links / chain free. Well worth a visit.

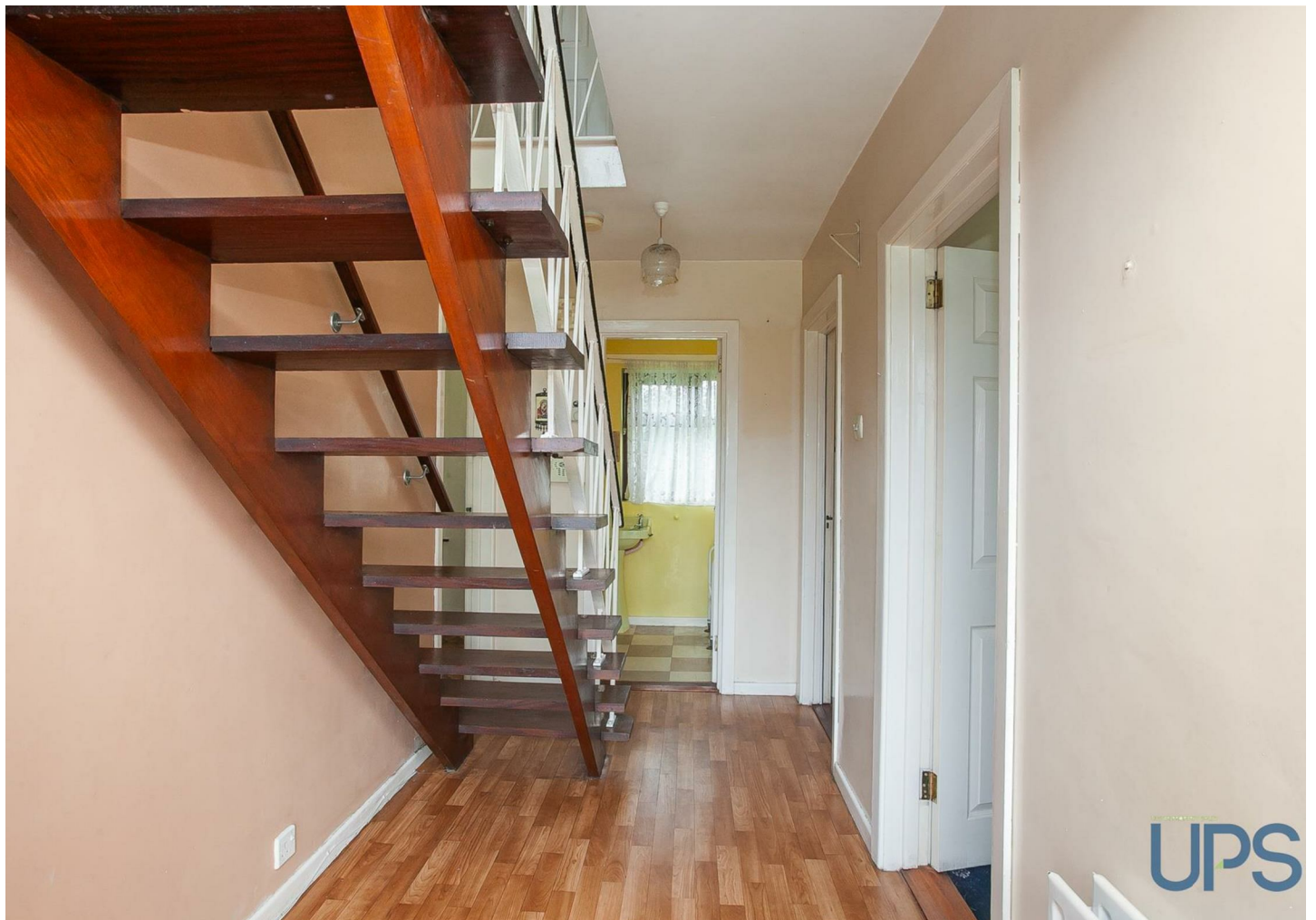
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		64	67
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland EU Directive 2002/91/EC			

OFFERS AROUND £249,950

## 5 COOLNASILLA PARK EAST, GLEN ROAD, BELFAST, BT11 8LB

### Key Features

- Attractive double fronted detached family home.
- Two separate reception rooms.
- Bathroom with coloured suite.
- Upvc double glazing.
- Attached garage / Extensive site with magnificent well kept gardens front and rear.
- Four good bright bedrooms.
- Fitted kitchen.
- Downstairs cloakroom / w.c.
- Gas central heating system.
- Fantastic doorstep convenience / Chain free.





## GROUND FLOOR

### ENTRANCE HALL

To;

### LOUNGE

19'4 x 10'8

Mahogany fireplace with marble inset and hearth.

### LIVING ROOM

10'8 x 10'10

### KITCHEN

10'5 x 9'5

Range of units, sink unit, plumbed for washing machine.

### CLOAKROOM

Pedestal wash hand basin, low flush w.c.

### REAR PORCH

Storage, gas boiler.

## FIRST FLOOR

### BEDROOM 1

10'4 x 10'1

### BEDROOM 2

10'7 x 8'6

### BEDROOM 3

10'5 x 11'1

### BEDROOM 4

8'6 x 8'2

Built-in robes.

### COLOURED BATHROOM

#### SUITE

Panelled bath, pedestal wash hand basin, low flush w.c.

## ATTACHED GARAGE

16'6 x 9'3

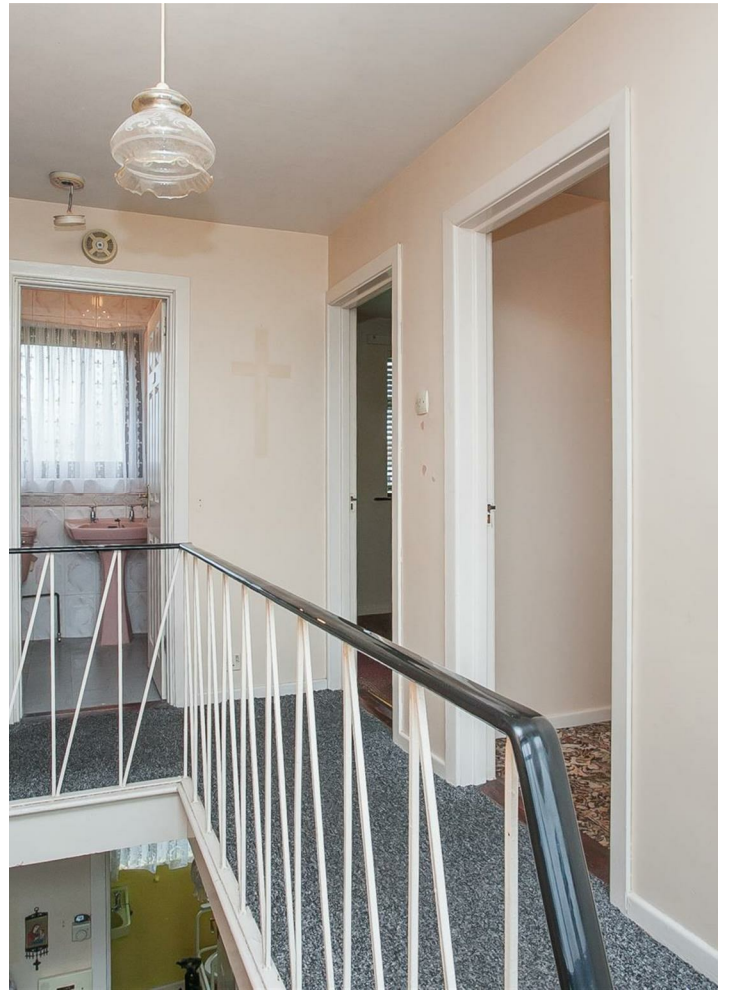
Up and over door.

## OUTSIDE

Extensive, private site with excellent south facing gardens laid in neat lawns.

# 5 COOLNASILLA PARK EAST, GLEN ROAD, BELFAST, BT11 8LB









# 5 COOLNASILLA PARK EAST, GLEN ROAD, BELFAST, BT11 8LB



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. 17962989**

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.

ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN  
028 9060 5200

BALLYHACKAMORE  
028 9047 1515

BALLYMENA  
028 2565 7700

BALLYNAHINCH  
028 9756 1155

BANGOR  
028 9127 1185

CARRICKFERGUS  
028 9336 5986

CAUSEWAY COAST  
0800 644 4432

CAVEHILL  
028 9072 9270

DOWNPATRICK  
028 4461 4101

FORESTSIDE  
028 9064 1264

GLENGORMLEY  
028 9083 3295

MALONE  
028 9066 1929

NEWTOWNARDS  
028 9181 1444

RENTAL DIVISION  
028 9070 1000



Conor Beirne trading under licence as Ulster Property Sales (Andersonstown)  
©Ulster Property Sales is a Registered Trademark