



## 46 LARKSPUR RISE, BELFAST, BT11 9RW



A spacious first-floor apartment is privately positioned to the rear of this popular development just off the established Suffolk Road and therefore enjoys tremendous doorstep convenience to include accessibility to lots of schools, shops, and transport links, including the Glider service, arterial routes, and the motorway network.

The property is ideally placed adjacent to Colin Glen, Ireland's leading adventure park with its many attractions, and both Belfast and Lisburn are easily accessible; the well-appointed accommodation is briefly outlined below.

Two good-sized bedrooms and a bright and airy living room that is open plan to a fitted kitchen.

In addition, there is an upgraded modern shower room with decorative tiling, and the property has electric heating and UPVC double glazing.

Early viewing comes highly recommended so as to avoid disappointment.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		78	80
(55-68) D			
(39-54) E			
(29-38) F			
(1-28) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

OFFERS OVER £99,950

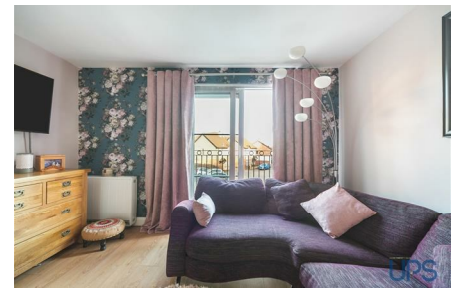
## 46 LARKSPUR RISE, BELFAST, BT11 9RW

### Key Features

- A spacious first floor apartment privately positioned to the rear of this popular development just off the Suffolk Road.
- Bright and airy living room open plan to a fitted kitchen.
- Electric heating.
- Tremendous doorstep convenience to include accessibility to lots of schools, shops and transport links.
- Both Belfast and Lisburn are easily accessible.
- Two good sized bedrooms.
- Upgraded modern shower room with decorative tiling.
- Upvc double glazing.
- Adjacent to Colin Glen, Ireland's leading adventure park.
- Early viewing comes highly recommended so as to avoid disappointment.



UPS



## GROUND FLOOR

Communal entrance to;

## APARTMENT ENTRANCE

To;

## SPACIOUS ENTRANCE HALL

Wooden effect strip floor.

## LIVING ROOM

21'6 x 12'1

Wooden effect strip floor, open plan to;

## KITCHEN

Range of high and low level units, single drainer stainless steel sink unit, stainless steel extractor fan, plumbed for washing machine.

## BEDROOM 1

13'2 x 7'11

Wooden effect strip floor.

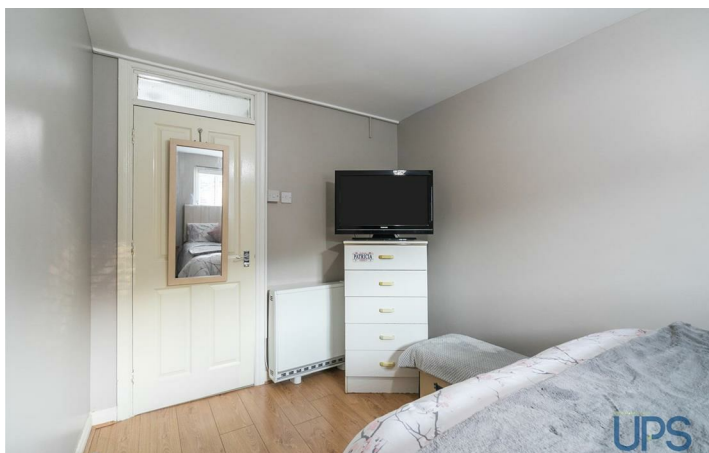
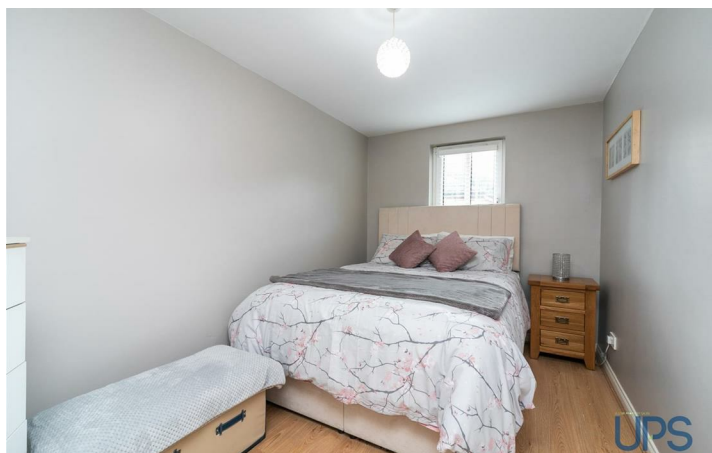
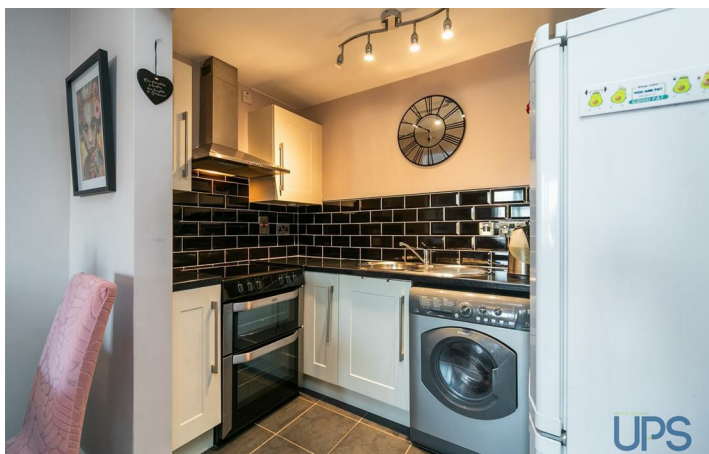
## BEDROOM 2

13'1 x 7'11

## MODERN SHOWER ROOM

Shower cubicle, electric shower unit, low flush w.c, pedestal wash hand basin, chrome effect sanitary ware, extractor fan, beautiful tiled walls and floor, extractor fan.

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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. 18310875**

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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