



21 MONAGH DRIVE, BELFAST, BT11 8ED

A rare opportunity to acquire this sizeable extended end-of-terrace home with fantastic accommodation that can be hard to find in today's market and extends to around an impressive 1490 sq ft coupled with an extensive privately enclosed rear garden as well as this small cul de sac setting that enjoys tremendous doorstep convenience, making this one a star buy!

The well-appointed living space is briefly outlined below.

Five bedrooms feature a large principal bedroom on the second floor that has a private en-suite shower room. There is also an additional shower room servicing the first floor, and this completes the upper floor.

On the ground floor there is an entrance hall with an extra downstairs bathroom suite and a living room with access to an eye-catching extended family room that is most impressive in size and provides access to the fitted kitchen.

In addition, the property benefits from gas-fired central heating and Upvc double glazing, as well as proximity to lots of schools, shops, and transport links to include an abundance of amenities in Andersonstown, along with state-of-the-art leisure facilities and arterial routes that include the wider motorway network, and also easy reach of the city centre, to name a few!

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		71	74
EU Directive 2002/91/EC			

OFFERS AROUND £159,950

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Key Features

- Substantial, extended end-of-terrace home with sizeable accommodations extending to around an impressive 1490 sq ft!
- Two reception rooms to include an impressive extended family room to the rear of the property.
- Ground bathroom and an additional shower room located on the first-floor (three bathrooms in total including the en-suite)
- Extensive, privately enclosed rear gardens.
- Close to an abundance of amenities in Andersonstown along with state-of-the-art leisure facilities and arterial routes including the wider motorway network.
- Five good sized bedrooms, principal bedroom with private en-suite shower room.
- Fitted kitchen.
- Gas fired central heating / Upvc double glazing / Higher-than-average energy rating (EPC C-71)
- Tremendous doorstep convenience to include accessibility to lots of schools, shops and transport links.
- The city centre is also within reach and we have no hesitation in recommending this spacious family home!





GROUND FLOOR

Upvc double glazed front door to:

ENTRANCE HALL

Tiled floor, spotlights.

DOWNSTAIRS BATHROOM

Bath, separate shower cubicle, electric shower unit, low flush w.c, pedestal wash hand basin, chrome effect sanitary ware, chrome effect towel warmer.

LIVING ROOM

14'3 x 12'2
Wooden effect strip floor, centre rose, cornicing, access to;

EXTENDED DINING / LIVING ROOM

27'2 x 12'6
Wooden effect strip floor, centre rose, cornicing, upvc double glazed double doors to garden. Access to;

KITCHEN

13'7 x 8'7
Range of high and low level built-in units, single drainer stainless steel sink unit, built-in hob and underoven, extractor canopy.

FIRST FLOOR

BEDROOM 2

12'1 x 8'11
Laminated wood effect floor.

BEDROOM 3

11'1 x 9'4
Laminated wood effect floor.

BEDROOM 4

8'7 x 8'1
Laminated wood effect floor.

BEDROOM 5

8'9 x 8'7

SHOWER ROOM

Shower cubicle, electric shower unit, low flush w.c, wash hand basin, tiled floor.

LANDING

Stairs to;

BEDROOM 1

ENSUITE SHOWER ROOM

Shower cubicle, shower unit, low flush w.c, pedestal wash hand basin, chrome effect sanitary ware, chrome effect towel warmer, extractor fan.

OUTSIDE

Extensive rear garden.

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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 Linda 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. 16839245

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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