



34 HORN WALK, LENADOON, BELFAST, BT11 9NG



A perfectly positioned family home with an open aspect to front within this established, sought after cul de sac while enjoying a south facing site. Three good, bright, well appointed, comfortable bedrooms. One generous reception with pleasant outlook to front. Luxury fitted kitchen open to a spacious, casual dining area with feature double patio doors offering garden access. White bathroom suite. Upvc double glazed windows. Gas fired central heating system. Feature garden room / Storage or Play area. Fantastic doorstep convenience within easy walking distance of local play park / shops / schools / transport links / Glider service. Good presentation. Tremendous first time buy. Well worth a visit.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	75	75
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

OFFERS AROUND £144,950

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Key Features

- Perfectly positioned family home with an open aspect to front.
- Three good, bright, comfortable, bedrooms.
- Luxury fitted kitchen open to a spacious, casual dining area with feature double patio doors.
- White bathroom suite.
- Upvc double glazed windows.
- Gas fired central heating system.
- Fantastic doorstep convenience within easy walking distance of shops, schools and transport links.
- Feature Garden Room / Storage / Good presentation throughout.
- Tremendous first time buy.
- Early viewing recommended.





GROUND FLOOR

Upvc double glazed entrance door to;

ENTRANCE HALL

Wooden effect strip floor.

LOUNGE

15'2 x 11'2

Feature fireplace with inset and hearth, wooden effect strip floor.

LUXURY KITCHEN / DINING AREA

15'8 x 14'8

Range of high and low level units, formica work surfaces, sink unit, plumbed for washing machine, tiling, overhead extractor hood, wooden effect strip floor, vertical radiator, Upvc double glazed double patio doors.

FIRST FLOOR

BEDROOM 1

12'2 x 9'9

Wooden effect strip floor.

BEDROOM 2

10'1 x 9'5

Wooden effect strip floor.

BEDROOM 3

10'3 x 7'6

Wooden effect strip floor, built-in robes.

WHITE BATHROOM SUITE

Panelled bath, pedestal wash hand basin, low flush w.c. tiling, electric shower unit, shower screen.

ROOFSPACE

Approached via slingsby type ladder, storage.

OUTSIDE

Outhouse / storage / Garden room, decking with flagging.

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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. 18326015

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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