



4 BEARNAGH DRIVE, ANDERSONSTOWN, BELFAST, BT11

8HS

A substantial, red brick, extended, mid town house that enjoys a south facing position within this established, sought after location. Four good well appointed bedrooms to include a roofspace conversion with full Building Control approval. Principle bedroom with ensuite shower room and separate dressing room. One generous reception room plus a further extended Upvc double glazed conservatory. Large fitted kitchen open to a casual dining area. White bathroom suite with separate w.c. Gas fired central heating system. Upvc double glazed windows. Private and secluded, south facing rear gardens. Outstanding doorstep convenience within the heart of Andersonstown and therefore enjoying accessibility to lots of Schools, Shops, and transport links to include the Glider service and an abundance of amenities along with state-of-the-art leisure facilities, beautiful parklands. Chain free / immediate possession. 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		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		65	65

Northern Ireland EU Directive 2002/91/EC

OFFERS AROUND £174,950

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Key Features

- A substantial, red brick, extended mid townhouse that enjoys a south facing position.
- Principle Bedroom / Ensuite shower room and separate dressing room.
- Large fitted kitchen open to a casual dining area.
- Gas fired central heating system.
- Private and secluded south facing rear gardens.
- Four good, well appointed bedrooms to include a roofspace conversion with Building Control Approval.
- One generous reception room plus a upvc double glazed conservatory.
- White bathroom suite with separate w.c.
- Upvc double glazed windows.
- Outstanding doorstep convenience / Chain free.





GROUND FLOOR

Upvc double glazed entrance door to;

ENTRANCE HALL

Ceramic tiled floor.

LOUNGE

19'2 x 9'4

Wood strip floor. Feature hearth, double Doors to;

UPVC DOUBLE GLAZED CONSERVATORY

9'6 x 9'5

Ceramic tiled floor, patio door / garden access.

LARGE FITTED KITCHEN / DINING AREA

14'0 x 12'0

Range of high and low level units, Belfast sink, overhead extractor hood, tiling, ceramic tiled floor, plumbed for washing machine, Upvc double glazed back door, storage understairs.

FIRST FLOOR

SEPARATE W.C.

Low flush w.c.

BEDROOM 1

12'3 x 7'4

BEDROOM 2

11'6 x 7'0

BEDROOM 3

9'2 x 8'8

LUXURY WHITE BATHROOM SUITE

Paneled jacuzzi bath, wash hand basin, tiling, ceramic tiled floor, downlighters.

LANDING

Staircase to;

BEDROOM 4

13'0 x 11'6

Downlighters.

ENSUITE SHOWER SUITE / DRESSING ROOM

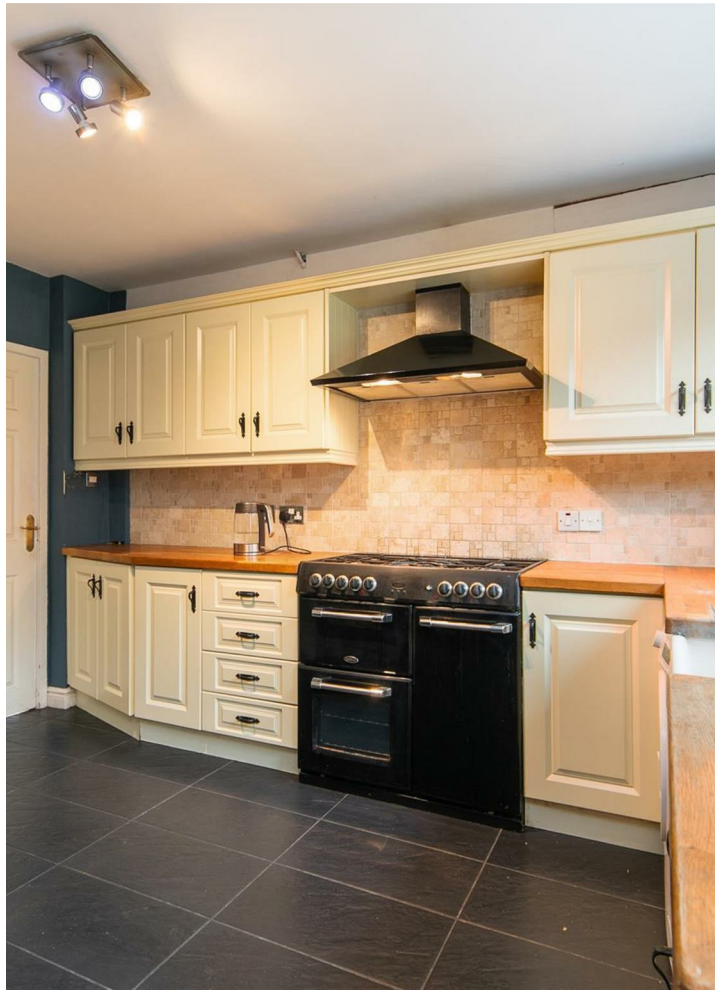
Shower cubicle Low flush w.c, wash hand basin. Separate dressing room with shelving.

OUTSIDE

Feature pillars to Car parking to front, enclosed, private and south facing to rear, lawns and planting, graveled areas, mature and private.

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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. 18329029

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

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