



## 8 LAKE GLEN PARK, ANDERSONSTOWN, BELFAST, BT11

**8TE**

An extraordinary extended semi-detached home offering sizeable and accessible living space extending to around an impressive 1366 sqft and perfectly set tucked away in this small cul-de-sac location that benefits from tremendous doorstep convenience to include a short walk to excellent transport links that include bus, taxi and the Glider service, as well as a short walk to the Kennedy Centre with its many shops and services that include Sainsbury's and proximity to Lidl and Asda/the Westwood shopping complex, as well as an abundance of popular amenities in Andersonstown along with state-of-the-art leisure facilities, cafes, restaurants and lots more!

This well-appointed home is bright and airy throughout and has a higher-than-average energy rating (EPC C-75) and must be viewed to be fully appreciated due to the unique accommodation on offer, which is briefly outlined below.

Four good-sized bedrooms, bedroom four conveniently located on the ground floor with access to a modern shower room. There is also a good-sized living room with a bay window and double doors that lead to a most impressive and eye-catching extended and upgraded luxury kitchen/dining/living area that can be very difficult to find in today's market and provides a perfect entertaining space. There is also a separate utility room.

On the first floor there are three further bedrooms and a white bathroom suite.

Other qualities include gas-fired central heating and UPVC double glazing, as well as an enclosed rear garden and off-road car parking.

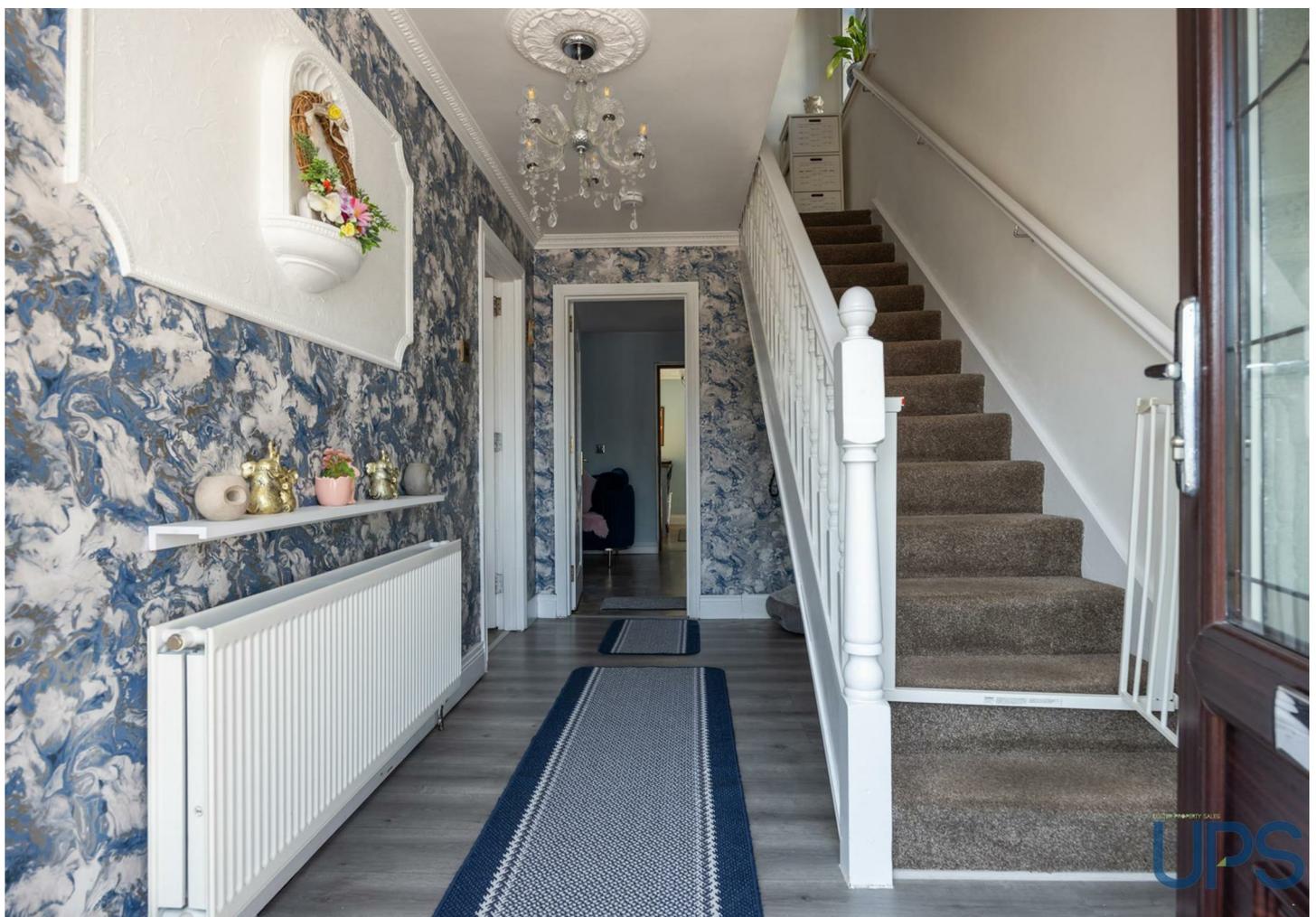
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	70	72
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

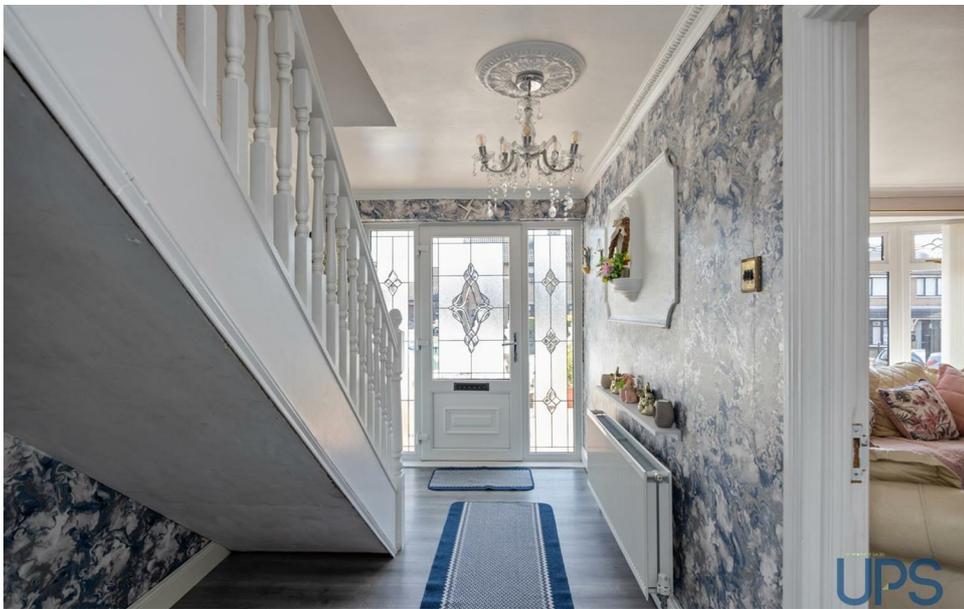
**OFFERS AROUND £224,950**

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### Key Features

- Extraordinary, extended semi-detached home offering sizeable and accessible living space extending to around an impressive 1366 sqft and perfectly set on this bright southerly position in this small cul-de-sac.
- Good-sized living room with a bay window and double doors.
- Separate utility room.
- Gas-fired central heating / UPVC double glazing / Higher-than-average energy rating (EPC C-70)
- Asda and Lidl are also very close by, as is the wider motorway network and an abundance of amenities in Andersonstown, along with state-of-the-art leisure facilities and lots of schools.
- Four good-sized bedrooms, with bedroom four conveniently located on the ground floor with access to a shower room.
- Most impressive, eye-catching, extended and upgraded luxury-fitted kitchen/dining/living area.
- Additional white bathroom suite on the first-floor level.
- Walking distance to excellent transport links along with the Glider service and a short walk to the Kennedy Centre with all its stores and services, including Sainsbury's.
- The city centre is also accessible, as are beautiful parklands, Boucher Road, cafes, restaurants and lots more – early viewing strongly recommended!





## GROUND FLOOR

Feature entrance canopy with spotlights. Upvc double glazed front door to;

### SPACIOUS ENTRANCE HALL

Wooden effect strip floor.

### LIVING ROOM

13'9 x 12'9  
Wooden effect strip floor, bay window, cornicing, centre rose, double doors to;

### LUXURY EXTENDED KITCHEN / DINING AREA

28'5 x 20'9  
Excellent range of high and low level units, single drainer stainless steel 1 1/2 bowl sink unit, built-in hob, built-in oven, extractor fan, integrated fridge and freezer, additional dining space, island, spotlights, keylite window.

### SEPARATE UTILITY ROOM

Range of high and low level units, single drainer stainless steel sink unit, plumbed for washing machine, access to;

### BEDROOM 4

15'5 x 9'3  
Laminate wood effect floor.

### SEPARATE SHOWER ROOM

Shower facility, electric shower unit, low flush w.c. wash hand basin and storage unit, black effect sanitary ware, velux window, spotlights, pvc stripped ceiling and walls.

## FIRST FLOOR

### BEDROOM 1

12'6 x 9'11  
Laminated wood effect floor.

### BEDROOM 2

13'0 x 11'7  
Laminated wood effect floor, built-in slide robes.

### BEDROOM 3

9'4 x 8'5  
Laminated wood effect floor, built-in robes.

### WHITE BATHROOM SUITE

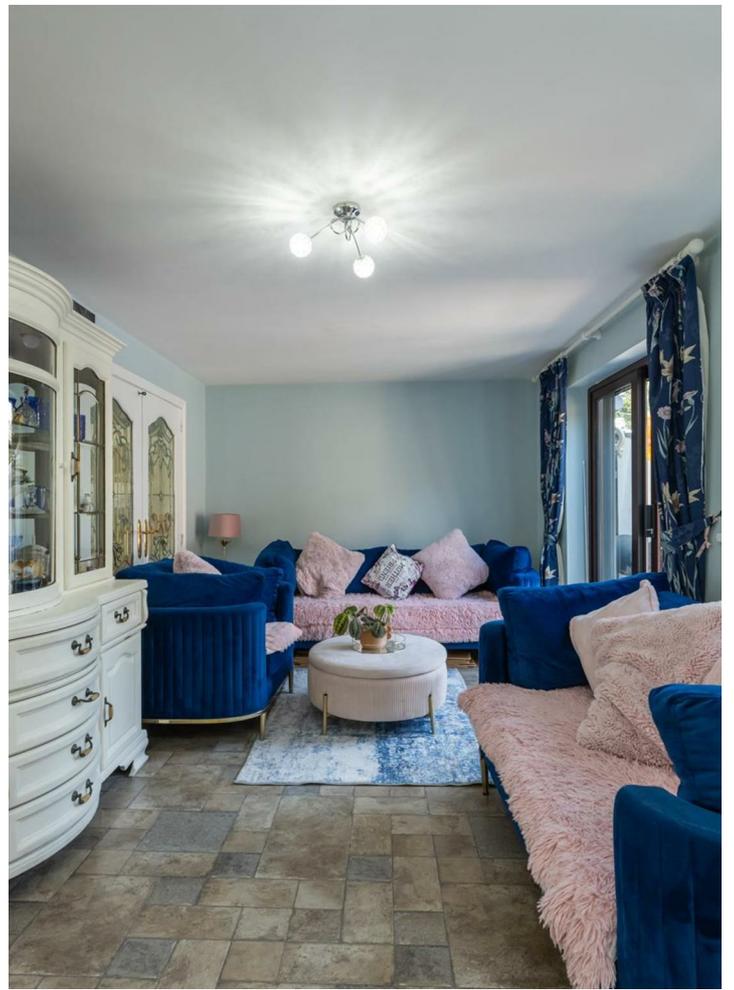
Bath with mixertaps, telephone hand shower, low flush w.c, wash hand basin with storage unit, chrome effect sanitary ware, fully tiled walls.

### OUTSIDE

Well maintained front garden and enclosed, low-maintenance flagged 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 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. 18334670**

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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