



## 46 ANDERSONSTOWN PARK, ANDERSONSTOWN, BELFAST, BT11

### 8FG

An attractive red-brick semi-detached home ideally positioned in this bright southerly position that enjoys tremendous doorstep convenience to include a short walk to the Kennedy Centre with its many stores and services, including Sainsbury's, as well as accessibility to Lidl and Asda, not to mention an abundance of amenities in Andersonstown that includes state-of-the-art leisure facilities and excellent transport links, including the Glider service!

The wider motorway network is also close by, and the city centre is within easy reach of the property, plus much more. The accommodation is briefly outlined below.

Three bedrooms and a white bathroom suite at first-floor level.

On the ground floor there is a bright and airy living room that has a bay window and double doors that lead to a luxury fitted kitchen which is open plan to a dining area.

Other qualities include gas-fired central heating and partially UPVC double glazing, and the property is offered for sale chain-free.

A location that is in constant demand, and we have no hesitation in recommending an early viewing to avoid disappointment.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(94 plus)	A		
(81-93)	B		
(69-80)	C		
(55-68)	D		
(43-54)	E		
(31-42)	F		
(1-30)	G		
Not energy efficient - higher running costs			
Northern Ireland		70	70
EU Directive 2002/91/EC			

## OFFERS AROUND £154,950



### Key Features

- A superb opportunity to purchase this attractive semi-detached home that enjoys this bright southerly position.
- Tremendous doorstep convenience to include accessibility to lots of schools, shops and transport links, including the Glider service and wider motorway network.
- Three bedrooms.
- Bright and airy living room with a bay window and double doors.
- Luxury fitted kitchen open plan to dining area.
- White bathroom suite on the first floor.
- Gas-fired central heating / partially UPVC double glazing.
- Off-road car parking and a privately enclosed rear garden enjoying a bright southerly aspect.
- An abundance of amenities in Andersonstown are very easily accessible, which include state-of-the-art leisure facilities.
- Viewing is strongly recommended for this home that is offered for sale chain-free.





## GROUND FLOOR

Hardwood glass panelled front door to entrance hall;

## LIVING ROOM

15'4 11'2  
Wooden effect stripped floor, bay window, double doors to;

## LUXURY KITCHEN / DINING AREA

13'10 11'7  
Range of high and low level units, single drainer stainless steel sink unit, spotlights, stainless steel extractor fan, beautiful partially tiled walls, open plan to dining space;

## FIRST FLOOR

### BEDROOM 1

10'8 9'6  
Laminated wood effect floor;

### BEDROOM 2

8'7 8'5  
Laminated wood effect floor;

### BEDROOM 3

8'7 8'5

## OUTSIDE

Off-road car-parking. Enclosed rear garden enjoying a bright southerly position.



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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 Gareth 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. 18339555**

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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