



ULSTER PROPERTY SALES

# UPS

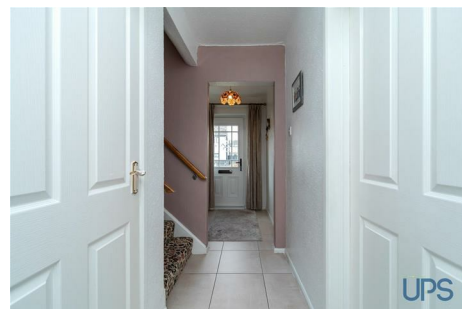
## ANDERSONSTOWN BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



## 14 RIVERDALE PARK WEST

Off Finaghy Road North  
BT11 9DE

- Well maintained and beautifully presented, extended semi detached family home.
- Three excellent, bright, double bedrooms.
- Two generous reception rooms.
- Extended luxury fitted kitchen open to a spacious casual dining area.
- Luxury white Shower suite.
- Downstairs cloakroom / separate w.c
- Upvc double glazed windows.
- Gas fired central heating system.
- Generous landscaped site with extensive mature landscaped gardens.
- Magnificent family home offering well appointed, extended living accommodation. / Well worth a visit.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	71
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC

**£244,950**

# 14 Riverdale Park West

, Off Finaghy Road North, BT11 9DE



## GROUND FLOOR

Feature Upvc double glazed entrance door to;

### ENTRANCE HALL

Ceramic tiled floor. Storage and built-in cupboard.

### DOWNSTAIRS CLOAKROOM

Low flush w.c., wash hand basin, ceramic tiled floor.

### LOUNGE

13'2 x 11'3 (4.01m x 3.43m)

Feature mahogany fireplace with inset and hearth.

### LIVING ROOM

13'2 x 10'2 (4.01m x 3.10m)

Feature fireplace with inset and hearth.

## EXTENDED KITCHEN / DINING AREA BEDROOM 3

16'9 x 9'3 (5.11m x 2.82m)

Range of high and low level units, formica work surfaces, single drainer stainless steel sink unit, double oven, 4 ring ceramic hob, overhead extractor hood, tiling, ceramic tiled floor, breakfast bar, feature wall paneling, open to casual dining area, Upvc double glazed back door.

## FIRST FLOOR

### BEDROOM 1

13'8 x 11'4 (4.17m x 3.45m)

### BEDROOM 2

13'7 x 8'8 (4.14m x 2.64m)

Built-in robes.

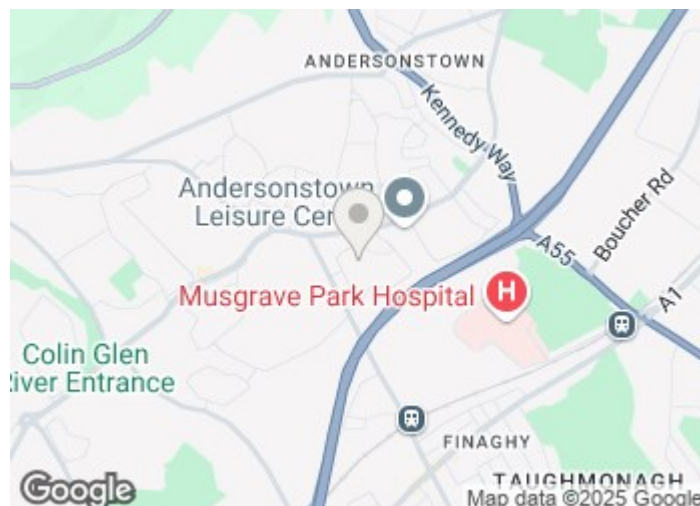
10'4 x 8'2 (3.15m x 2.49m)

### WHITE SHOWER SUITE

Fully tiled shower cubicle with electric shower unit, wash hand basin with vanity unit, tiling, ceramic tiled floor, built-in robes, gas boiler (Valiant boiler).

### OUTSIDE

Feature wall and railings with double gates to driveway to front and side. Extensive site with landscaped gardens in neat lawns, flagging, mature trees and fencing, raised decking.



## Directions





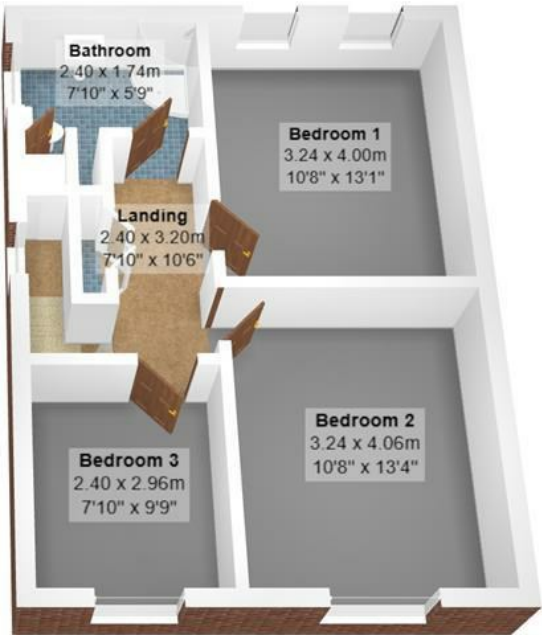


Floor Plan

14, Riverdale Park West, Belfast, BT11 9DE



Ground Floor



First Floor

Total Area: 101.3 m<sup>2</sup> ... 1090 ft<sup>2</sup>  
All measurements are approximate and for display purposes only



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(9-20) G			(9-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
Northern Ireland			Northern Ireland		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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