



## 92 RAMOAN GARDENS, GLEN ROAD, BELFAST, BT11 8LN

An outstanding, fully modernised and beautifully finished and presented, extended townhouse that offers exceptional family living accommodation complimented with a 2025 specification that can only be fully appreciated upon viewing. Four bright, well appointed, double bedrooms, principle bedroom with a newly installed luxurious fitted contemporary ensuite bathroom with roll top bath and separate shower cubicle. Lounge / living / dining open plan to extended luxury fitted kitchen with feature range of appliances. Extended utility room / separate cloakroom / downstairs w.c. Newly installed luxury shower suite. Upvc double glazed windows / doors / Canopy porch / Gas fired central heating system / Feature Vertical Radiators. Recently rewired / replumbed / refurbished throughout. Feature internal doors / Herringbone flooring / Extensive period wall paneling. Magnificent attention to detail throughout. Tremendous doorstep convenience within walking distance to schools / shops / transport links. This home has it all, well worth a visit. Chain free

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(29-38) <b>F</b>		
(13-28) <b>G</b>		
Not energy efficient - higher running costs		
<b>1</b>	<b>1</b>	<b>1</b>
Northern Ireland EU Directive 2002/91/EC		

OFFERS AROUND £224,950



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### Key Features

- Fully modernised, beautifully finished and presented extended townhouse off the Glen Road.
- Principle bedroom with a newly installed luxurious fitted contemporary ensuite bathroom with Roll top bath & shower Cubicle.
- Extended utility room / separate cloakroom / downstairs w.c.
- Upvc double glazed windows / doors.
- Recently Rewired / Replumbed / Refurbished.
- Four excellent bright well appointed double bedrooms.
- Lounge / living / dining area open plan to an extended luxury fully fitted kitchen with feature Island
- Newly installed luxury shower suite.
- Gas fired central heating system.
- Magnificent attention to detail throughout / Gates to private Landscaped south facing gardens with secure car parking to rear.





## GROUND FLOOR

### OPEN ENTRANCE PORCH

To;

### ENTRANCE HALL

Cloakroom / storage, Herringbone wood effect floor. Feature Paneling, internal doors to :

### EXTENDED LOUNGE / LIVING / DINING AREA

Feature wall paneling, Herringbone flooring, contemporary fireplace / burner with cast iron inset, vertical radiators, Upvc double glazed double patio doors, open to;

### LUXURY EXTENDED FITTED KITCHEN

11'11 x 9'8

Newly installed range of high and low level units, granite work tops, breakfast bar, integrated appliances, Bosch Hob & Oven, Wine fridge, overhead canopy, feature Gold effect sink unit with glass washer, feature taps. Tiling and flooring.

### EXTENDED UTILITY ROOM

8'8 x 6'8

Plumbed for washing machine, separate w.c, wash hand basin, low flush w.c.

## FIRST FLOOR

Feature staircase.

### BEDROOM 2

11'1 x 10'9

Herringbone Flooring.

### BEDROOM 3

12'1 x 11'9

Herringbone flooring.

### BEDROOM 4

10'9 x 10'1

## SECOND FLOOR

### PRINCIPLE BEDROOM

15'1 x 13'5

Dressing area / storage / built-in robes. Feature Herring bone flooring.

### LUXURY ENSUITE

### BATHROOM

Contemporary white suite, roll top bath, separate shower cubicle, wash hand basin, low flush w.c, tiling, vertical radiator. Feature tiling and flooring.

### OUTSIDE

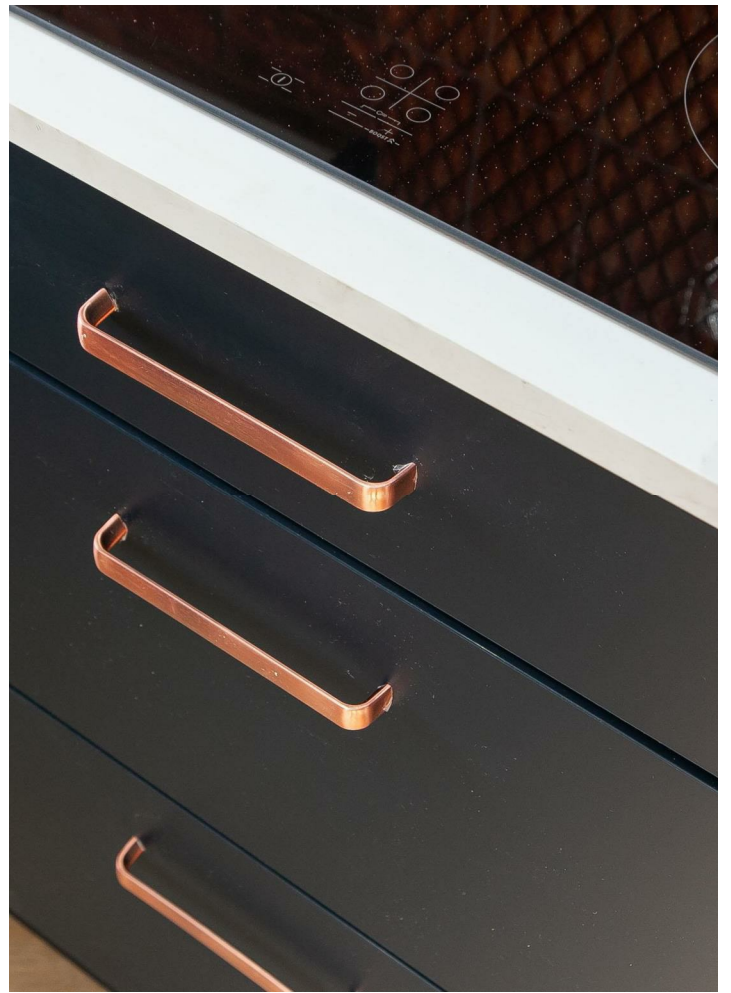
Feature wall / pillars to front, landscaped, enclosed and secure to rear, double gates to car parking.



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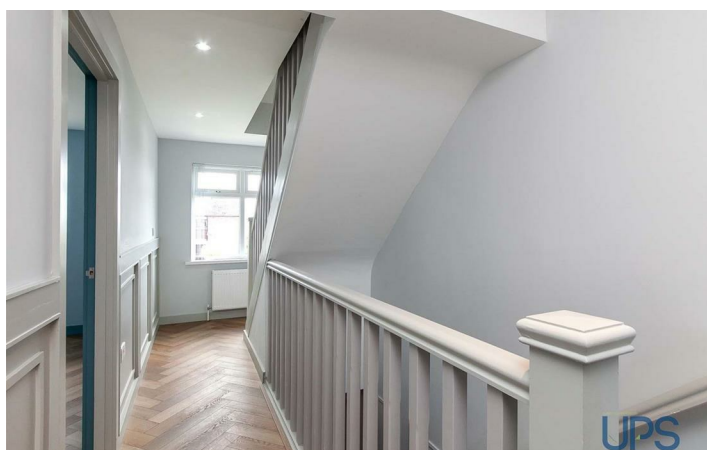
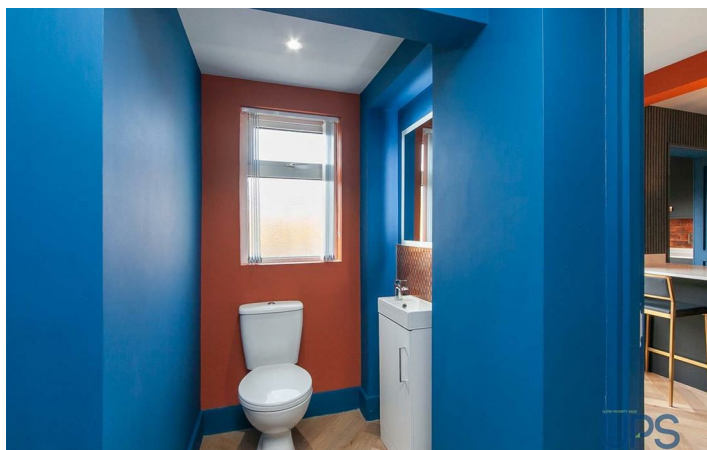
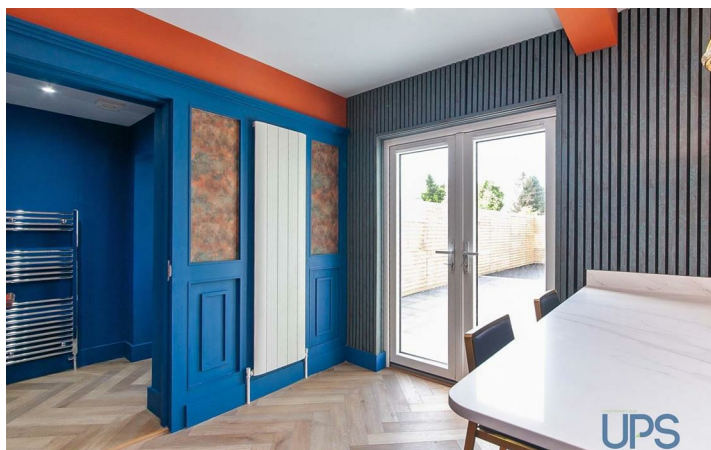








## 92 RAMOAN GARDENS, GLEN ROAD, BELFAST, BT11 8LN



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. 18348426**

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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