



26 BLACKS GATE CRESCENT, BLACKS ROAD, BELFAST, BT10 0QU

A very unique opportunity to acquire a recently constructed luxurious town house within this convenient residential development off the increasingly popular Blacks Road. This beautiful home enjoys a south-facing position and has a high energy rating (EPC-C80) and enjoys this most peaceful setting offering easy accessibility to leading schools, shops, and leisure facilities as well as all the amenities of the Upper Lisburn Road. Three excellent, bright, double bedrooms. Principle bedroom with luxury ensuite Shower Room. Contemporary fitted kitchen open to a casual dining area / separate utility room / downstairs w.c / cloakroom. White bathroom suite. Upvc double glazed windows. Feature floor coverings / internal doors. Gas fired central heating system. Good, fresh, youthful presentation throughout. Fantastic doorstep convenience within close proximity of leading schools / shops / Blacks Road park and ride / major road network. Bright, south facing, enclosed rear gardens. Well worth a visit.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(91-100) A		
(81-90) B		
(71-80) C		
(61-70) D		
(51-60) E		
(41-50) F		
(31-40) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
Northern Ireland		

OFFERS AROUND £214,950

Key Features

- Recently constructed luxurious town house within this convenient residential development off the increasingly popular Blacks Road.
- Principle bedroom with luxury ensuite shower room.
- Luxury White bathroom suite.
- Gas fired central heating system.
- Fantastic doorstep convenience within close proximity of leading schools, shops, Blacks Road park and ride.
- Three excellent, bright double bedrooms.
- Contemporary fitted kitchen open to a casual dining area / separate utility room / downstairs w.c / cloakroom.
- Upvc double glazed windows.
- Good, fresh, youthful presentation throughout.
- South facing enclosed private rear gardens.





GROUND FLOOR

Feature composite entrance door to;

ENTRANCE HALL

Ceramic tiled floor.

LOUNGE

16'7 x 12'9

Feature picture window, storage understairs.

KITCHEN / DINING AREA

14'3 x 12'4

Range of high and low level units, formica work surfaces, single drainer stainless steel sink unit, integrated dishwasher, 4 ring ceramic hob, underoven, overhead extractor hood, tiling, Worcester gas biler, downlighters, ceramic tiled floor.

UTILITY ROOM

7'6 x 5'8

Single drainer stainless steel sink unit, plumbed for washing machine, ceramic tiled floor, Upvc double glazed door.

DOWNSTAIRS

CLOAKROOM

Semi pedestal wash hand basin, low flush w.c, ceramic tiled floor.

FIRST FLOOR

LANDING

Built-in robe.

BEDROOM 1

11'7 x 11'5

ENSUITE SHOWER ROOM

Fully tiled shower cubicle, thermostatically controlled shower unit, semi pedestal wash hand basin, tiling, ceramic tiled floor, low flush w.c, downlighters.

BEDROOM 2

10'2 x 8'2

BEDROOM 3

7'8 x 6'8

WHITE BATHROOM SUITE

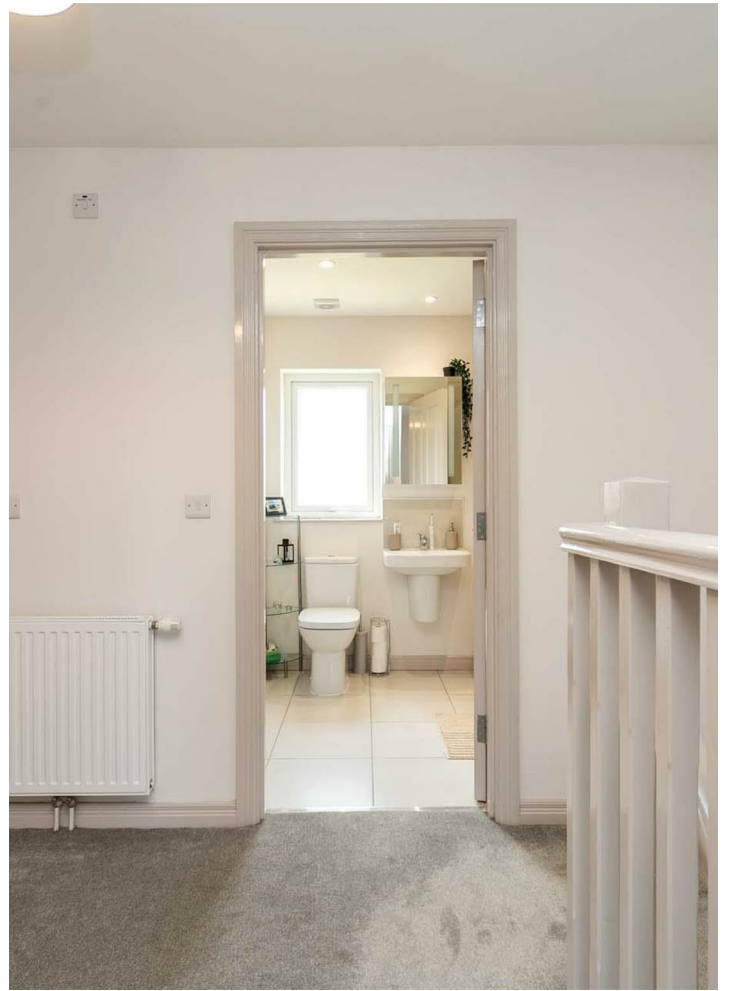
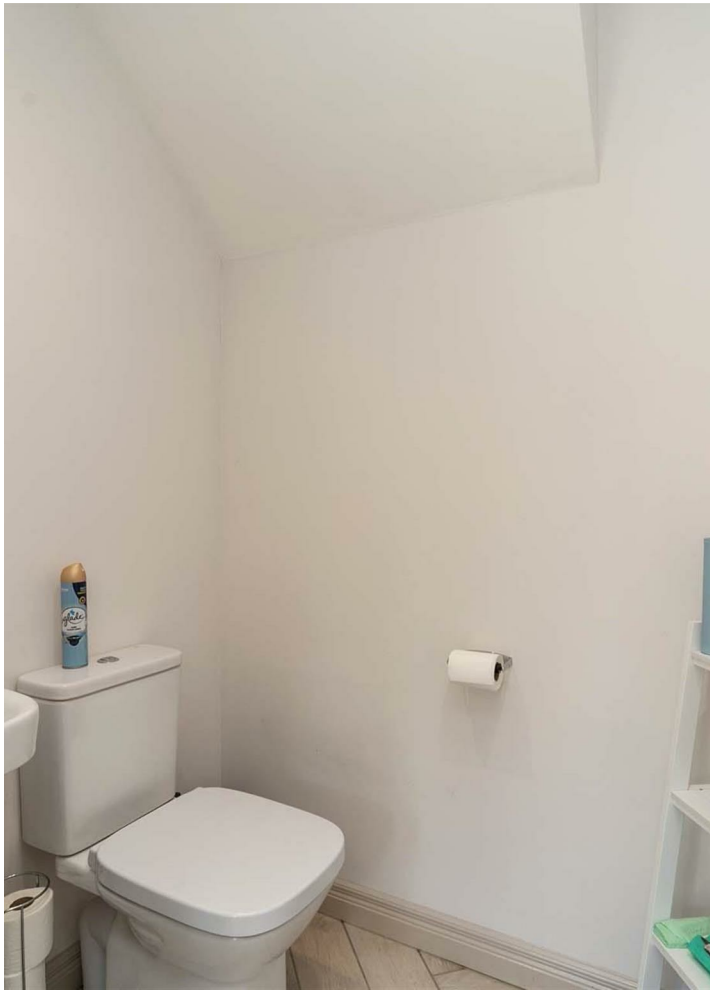
Panelled bath, telephone hand shower, shower screen, semi pedestal wash hand basin, low flush w.c, tiling, ceramic tiled floor, chrome heated towel rail.

OUTSIDE

Bright, south facing, enclosed 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. 18372275

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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