



18 ANDERSONSTOWN GROVE, BELFAST, ANTRIM, BT11 8FQ

A comfortable well appointed end townhouse that enjoys a prime position within this established cul-de-sac. Two good bright double bedrooms. One reception room. Fitted kitchen. Upvc double glazed windows / eaves and fascia also in Upvc. Gas-fired central heating system (recently up-graded Worcester gas boiler) White bathroom suite. Extensive private and secure large rear gardens. Fantastic 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! Competitively priced first time buy while offering tremendous potential. Chain free / immediate possession. Well worth a visit.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(94-100) A			
(81-93) B			
(69-80) C			
(55-68) D			
(43-54) E			
(31-42) F			
(17-30) G			
Not energy efficient - higher running costs			
Northern Ireland			
EU Directive 2002/91/EC			

OFFERS AROUND £144,950

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Key Features

- A comfortable well appointed End Townhouse that enjoys a prime position within this established cul-de-sac location.
- One large reception room.
- White shower suite .
- Upvc double glazed windows / eaves and fascia also in Upvc.
- Competitively priced first time buy with loads of potential.
- Two good bright double bedrooms.
- Fitted kitchen.
- Upgraded gas central heating system with recently installed Worcester Boiler.
- Extensive corner site with a large private and secure rear garden
- Well worth an inspection / Chain free / Immediate possession.





GROUND FLOOR

Open entrance porch;

ENTRANCE HALL

Ceramic tiled floor;

LOUNGE

17'8 10'3

Feature marble fire place, marble hearth and surround, wooden stripped floor;

KITCHEN

11'5 8'2

Range of high and low level units, formica work surfaces, single drainer stainless steel sink unit, tiling, ceramic tiled floor, plumbed for washing machine, Upvc double glazed back door;

FIRST FLOOR

BEDROOM 1

15'3 9'7

BEDROOM 2

10'4 8'7

WHITE SHOWER SUITE

Pedestal wash hand basin, ceramic tiled floor, fully tiled shower cubicle, electric shower unit, tiling, built-in cupboard / Worcester gas boiler;

OUTSIDE

Extensive private and secure corner site with large rear gardens with fencing, outhouse.

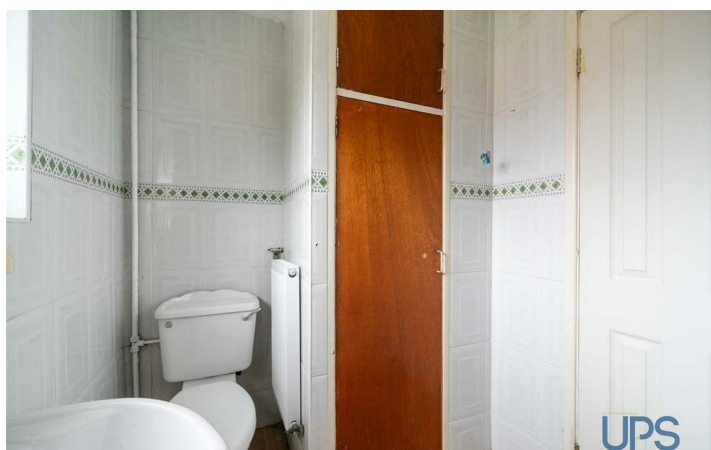
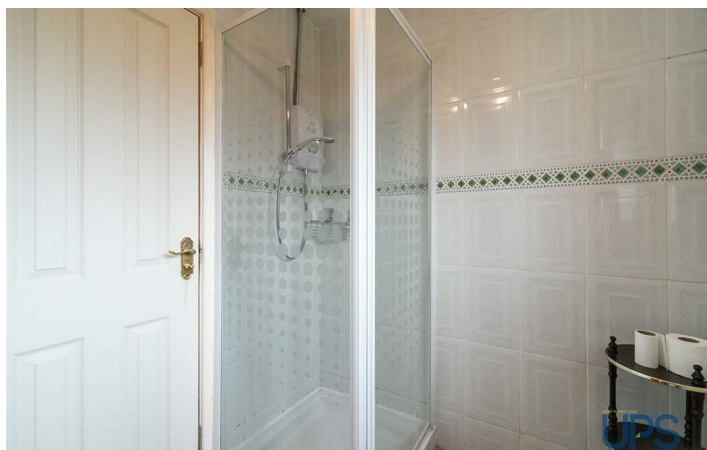
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Questions you may have.

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. 18393438

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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