



## 15 RIVERDALE GARDENS, ANDERSONSTOWN, BELFAST, BT11 9DG

A superb opportunity to purchase a well-appointed mid-terrace home ideally placed in this established and highly sought-after residential location that enjoys tremendous doorstep convenience, including an abundance of amenities in Andersonstown along with state-of-the-art leisure facilities, cafes, restaurants and excellent transport links, which include the Glider service. Finaghy railway station is also within easy reach, as are arterial routes and the motorway network, to name a few.

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

On the ground floor there is a spacious and welcoming entrance hall with a beautiful, tiled floor and a handy downstairs W.C., as well as a fitted kitchen that has an open-plan dining area and a bright and airy living room with a herringbone effect floor and is ideally positioned to the rear of the property.

Other qualities include gas-fired central heating and UPVC double glazing together with off-road car parking and a privately enclosed, well-maintained rear garden with a decking area.

Early viewing comes highly recommended for this fantastic first-time purchase or those seeking outstanding convenience with a highly regarded location.



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			
(13-30) G			
Not energy efficient - higher running costs			
Northern Ireland		66	69
EU Directive 2002/91/EC			

OFFERS AROUND £164,950



# 15 RIVERDALE GARDENS, ANDERSONSTOWN, BELFAST, BT11 9DG

## Key Features

- A superb opportunity to purchase this beautiful mid-terrace home ideally placed in this highly popular location that enjoys tremendous doorstep convenience to all of the abundance of amenities in Andersonstown.
- Bright and airy living room.
- Downstairs W.C.
- Gas-fired central heating / uPVC double glazing.
- Close to Finaghy railway station and state-of-the-art leisure facilities, beautiful parklands and excellent transport links along with the Glider service and arterial routes.
- Three bedrooms.
- Kitchen open plan to dining space.
- White bathroom suite on first floor.
- Off-road car parking and a well-maintained, good-sized rear garden.
- Early viewing strongly recommended.



UPS



## GROUND FLOOR

Upvc double glazed front door to spacious and welcoming hall, beautiful tiled floor.

## DOWNSTAIRS W.C.

Low-flush W.C, wash hand basin.

## KITCHEN / DINING AREA

10'4 8'11

Range of high and low level units, single drainer stainless steel sink unit, beautiful tiled floor, extractor fan, open plan to dining space.

## LIVING ROOM

16'5 12'7

Herringbone effect floor, cornicing, attractive fireplace, Upvc double glazed back door.

## FIRST FLOOR

### BEDROOM 1

9'1 9'1

### BEDROOM 2

10'1 9'10

### BEDROOM 3

9'9 6'6

## WHITE BATHROOM SUITE

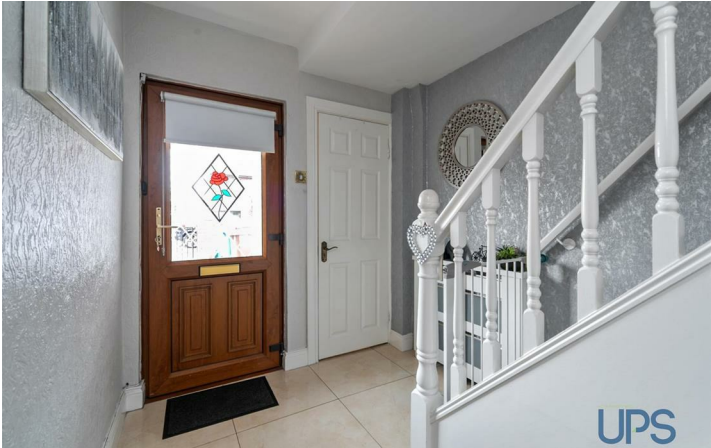
Bath, electric shower unit, low-flush W.C, pedestal wash hand basin, chrome effect sanitary ware, chrome effect towel warmer, tiled floor and walls.

## OUTSIDE

Off-road car parking. Outdoor tap. Privately enclosed, well-maintained rear garden.



15 RIVERDALE GARDENS, ANDERSONSTOWN, BELFAST, BT11 9DG













# 15 RIVERDALE GARDENS, ANDERSONSTOWN, BELFAST, BT11 9DG



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. 18396327**

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

ANDERSONSTOWN  
028 9060 5200

BALLYHACKAMORE  
028 9047 1515

BALLYNAHINCH  
028 9756 1155

BANGOR  
028 9127 1185

CARRICKFERGUS  
028 9336 5986

CAVEHILL  
028 9072 9270

DONAGHADEE  
028 9188 8000

DOWNPATRICK  
028 4461 4101

FORETSIDE  
028 9064 1264

GLENGORMLEY  
028 9083 3295

MALONE  
028 9066 1929

NEWTOWNARDS  
028 9181 1444

RENTAL DIVISION  
028 9070 1000



Conor Beirne trading under licence as Ulster Property Sales (Andersonstown)  
 ©Ulster Property Sales is a Registered Trademark