



80 BINGNIAN DRIVE, ANDERSONSTOWN, BELFAST, BT11 8JB

A comfortable red brick end townhouse that enjoys an excellent, south facing, position. Three good bedrooms to include a Roofspace Conversion with Building Control Approval. Large reception room with feature double patio doors. Fitted kitchen / dining area. White bathroom suite. Upvc double glazed windows. Gas fired central heating system. Competitively priced first time buy. Extensive private south facing rear gardens / open area to front. A superb opportunity to purchase a sizeable family home, ideally positioned within the heart of Andersonstown, therefore enjoying fantastic doorstep convenience to an abundance of amenities, to include state-of-the-art leisure facilities, Schools, Shops, Cafes, and excellent transport links, with the Glider service all nearby. Good presentation. Well worth a visit. Chain free / Immediate possession.



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(94 plus) A		
(81-93) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland EU Directive 2002/91/EC		

OFFERS AROUND £149,950

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Key Features

- A comfortable red brick end town house that enjoys a good south facing position.
- Fitted kitchen / dining area.
- Upvc double glazed windows.
- Competitively priced first time buy.
- Well worth a visit.
- Three good bedrooms to include a converted roofspace conversion with Building Control Approval.
- White bathroom suite.
- Gas fired central heating system.
- Extensive private south facing rear gardens.
- Chain free / Immediate possession.





GROUND FLOOR

OPEN ENTRANCE PORCH / HALL

To;

LOUNGE

19'5 x 12'5

Wooden effect strip floor, double patio doors.

FITTED KITCHEN / DINING AREA

16'0 x 9'0

Range of high and low level units, formica work surfaces, plumbed for washing machine, plumbed for dishwasher, ceramic tiled floor, gas boiler.

FIRST FLOOR

BEDROOM 1

13'4 x 10'4

Wooden effect strip floor, built-in robes.

BEDROOM 2

13'3 x 9'3

Wooden effect strip floor.

WHITE BATHROOM SUITE

Panelled bath, telephone hand shower, pedestal wash hand basin, low flush w.c, chrome heated towel rail.

ROOFSpace

CONVERSION / BEDROOM

3

17'5 x 11'2

Floored and sheeted / Storage

OUTSIDE

Extensive south facing back garden with lawns, fencing and paving. Large area to front.

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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. 18397888

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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BALLYNAHINCH
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BANGOR
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