

#### ANDERSONSTOWN BRANCH

138 Andersonstown Road, Belfast, Antrim, BT11 9BY

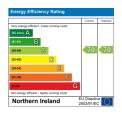
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# 80 BINGNIAN DRIVE, ANDERSONSTOWN, BELFAST, BT11

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.



### 80 BINGNIAN DRIVE, ANDERSONSTOWN, BELFAST, BT11 8JB

## **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.

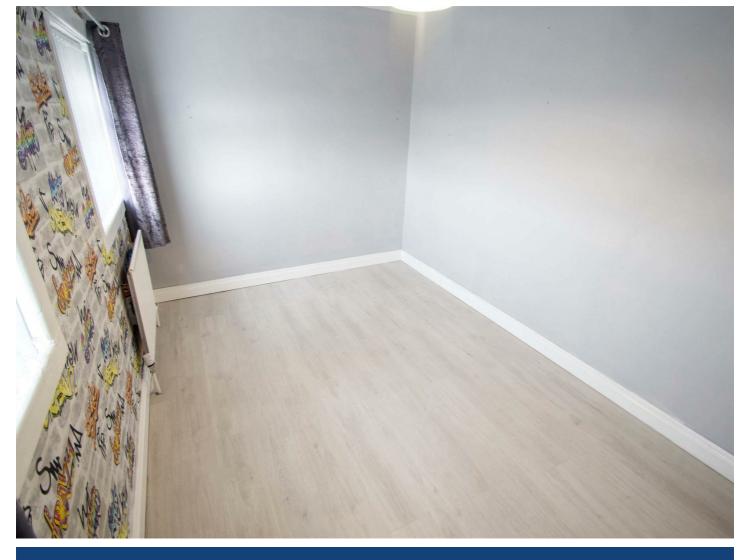
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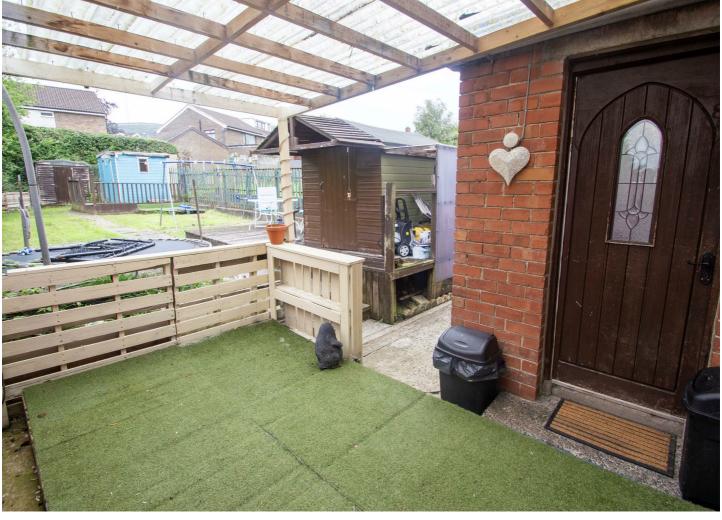














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Questions you may have.

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.



