



65 ARDMONAGH GARDENS, BELFAST, BT11 8DX

A rare opportunity to purchase this end of terrace home with an extensive, enclosed level rear garden including additional land to the side of the property providing lots of scope to develop or extend the existing boundaries/property subject to consents. Located within this popular and convenient location, the accommodation briefly comprises; Three bedrooms. Living room. Kitchen. Downstairs white bathroom suite. Gas central heating. Single glazing. Chain free. Proximity to lots of nearby amenities including accessibility to the city centre, wider motorway network and lots of schooling as well as Andersonstown and all the abundance of amenities on offer including state of the art leisure facilities to name a few! The red lines on the aerial shots are not to be relied upon, as they are only for rough identification purposes. Purchasers must satisfy themselves as to the correct boundaries prior to purchase.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		61	66
EU Directive 2002/91/EC			

OFFERS AROUND £99,950

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Key Features

- End of terrace home with extensive rear garden and additional land at side which offers lots of potential subject to normal consents.
- Living room.
- Downstairs white bathroom suite.
- Single glazing.
- Close to lots of schools, shops and transport links to include accessibility to the city centre, wider motorway network and Andersonstown with all of the abundance of amenities on offer.
- Three bedrooms.
- Kitchen.
- Gas central heating.
- Chain free.
- Viewing recommended.



GROUND FLOOR

Hardwood front door to;

ENTRANCE HALL

To;

LIVING ROOM

13'9 x 11'2

KITCHEN

10'7 x 8'6

Range of high and low level units, single drainer stainless steel sink unit, partially tiled walls, open plan dining space.

WHITE BATHROOM SUITE

Bath with mixertaps, wash hand basin with mixertaps, low flush w.c, partially tiled walls.

FIRST FLOOR

BEDROOM 1

14'1 x 8'6

Built-in robe housing gas boiler.

BEDROOM 2

11'8 x 8'7

DEVELOPED ROOFSPACE

/ BEDROOM 3

8'8 x 8'5

OUTSIDE

Extensive rear garden, additional side garden, front garden, feature wall and railings 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 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. 17508363

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

BALLYMENA
028 2565 7700

BALLYNAHINCH
028 9756 1155

BANGOR
028 9127 1185

CARRICKFERGUS
028 9336 5986

CAUSEWAY COAST
0800 644 4432

CAVEHILL
028 9072 9270

DOWNPATRICK
028 4461 4101

FORESTSIDE
028 9064 1264

GLENGORMLEY
028 9083 3295

MALONE
028 9066 1929

NEWTOWNARDS
028 9181 1444

RENTAL DIVISION
028 9070 1000

