



## 10 GWEEDORE CRESCENT, LENADOON, BELFAST, BT11 9QW



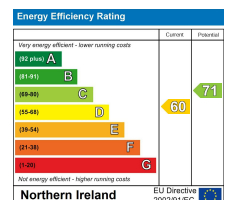
A great opportunity to purchase this beautiful townhouse that is superbly placed tucked away in this small cul de sac setting which enjoys fantastic doorstep convenience to include accessibility to lots of nearby schooling, shops, and transport routes to include the Glider service on the Stewartstown Road and within easy reach of Andersonstown with its many amenities.

The well laid out accommodation, which extends to around 759sqft, briefly comprises; Two good sized bedrooms, feature large main bedroom with built-in robes and a white bathroom suite which completes the first floor.

On the ground floor, there is a bright and airy living room with bay window and an attractive fire place as well as a fitted kitchen open plan to sizeable dining area.

An oil-fired central heating system, and Upvc double glazing as well as off road car-parking with brick paviour driveway and a privately enclosed, good sized rear garden further compliments this special home.

Rarely does such an opportunity become available within this part of this highly sought after location, and we strongly recommend viewing to avoid disappointment.



OFFERS AROUND £134,950

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## Key Features

- Beautiful townhouse uniquely tucked away in this small cul de sac setting with outstanding doorstep convenience.
- Bright and airy living room.
- Oil fired central heating.
- Off road carparking.
- Highly sought after location with proximity to lots of schooling, shops and transport links.
- Two good sized bedrooms.
- Fitted kitchen open to dining area.
- Upvc double glazing.
- Good sized rear garden.
- Viewing strongly recommended.





## GROUND FLOOR

Upvc double glazed front door to:

### ENTRANCE HALL

Wooden effect strip floor.

### LIVING ROOM

14'2 x 9'7

Wooden effect strip floor, bay window, storage cupboard, cornicing, attractive fireplace.

### KITCHEN / DINING AREA

14'5 x 9'10

Range of high and low level units, single drainer stainless steel extractor fan, built-in hob and underoven, partially tiled walls, tiled floor, open plan to sizeable dining space.

### REAR HALLWAY

Full height storage cupboard plumbing for white goods. Upvc double glazed double doors to enclosed garden.

## FIRST FLOOR

### BEDROOM 1

14'3 x 9'6

Laminated wood effect floor, built-in robes.

### BEDROOM 2

9'7 x 8'8

Laminated wood effect floor.

### WHITE BATHROOM SUITE

Bath with mixertaps, telephone hand shower, sink unit, low flush w.c, pedestal wash hand basin with mixertaps, chrome effect sanitary ware, spotlights, chrome effect towel warmer, tiled walls and floor.

## OUTSIDE

Good sized, enclosed rear garden, off road carparking for two cars, brick paviour driveway.

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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. 17648583**

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.

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