



53 RAMOAN GARDENS, ANDERSONSTOWN, BELFAST, BT11

8LN

A comfortable end town house that enjoys an extensive private and mature corner site within this popular sought after established area that continues to be in high demand with first time buyers. Three good, well appointed, bright bedrooms and one generous reception room. Fitted kitchen open to dining area. White bathroom suite. Upvc double glazed windows / oil fired central heating system. Mature corner site with extensive lawns and high hedges. Exceptional doorstep convenience within easy walking distance of the Glen Road / schools / shops / transport links all close by. Competitively priced first time buy / chain free. Well worth a visit.

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			
		69	39

Northern Ireland EU Directive 2002/91/EC

OFFERS AROUND £144,950

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Key Features

- Spacious End Terrace Property
- One generous reception room
- White bathroom suite
- Oil fired central heating
- Exceptional doorstep convenience
- Three good bright bedrooms
- Fitted kitchen open to dining area
- Upvc double glazing
- Mature corner site with lawns and high hedges
- Chain free / well worth a visit





GROUND FLOOR

ENTRANCE HALL

To;

LOUNGE

13'7 x 11'5

KITCHEN / DINING AREA

15'9 x 8'8

Range of high and low level units, formica work surfaces, sink unit, tiling, plumbed for washing machine, breakfast bar, storage understairs.

FIRST FLOOR

BEDROOM 1

11'6 x 9'6

Wooden effect strip floor.

BEDROOM 2

12'2 x 7'8

BEDROOM 3

7'9 x 9'8

WHITE BATHROOM SUITE

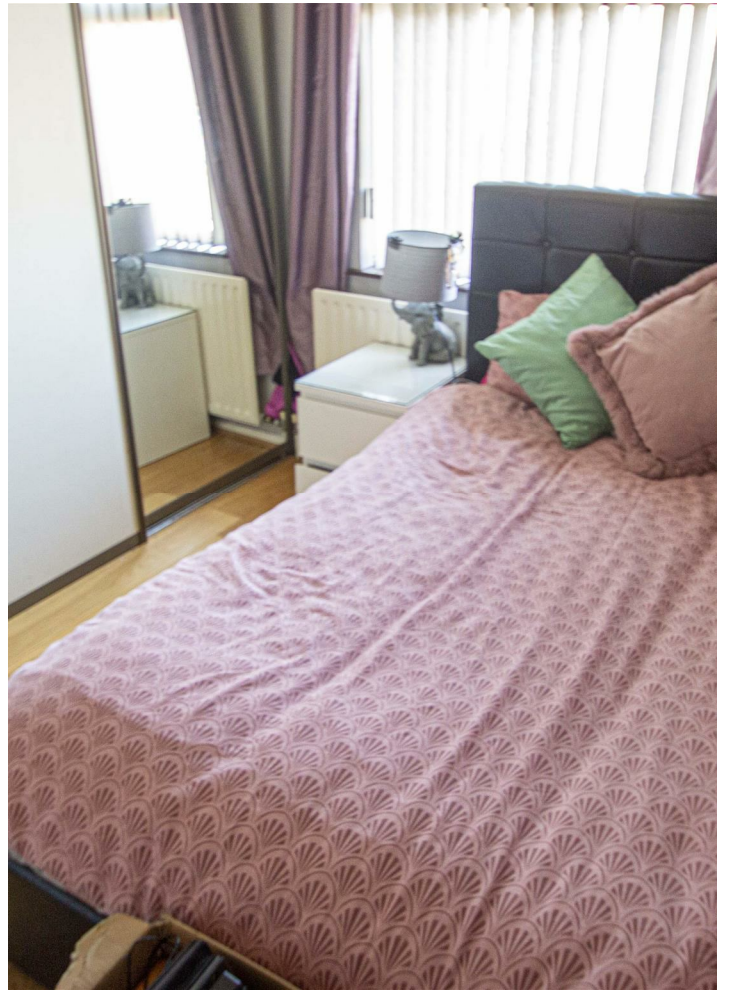
Panelled bath, wash hand basin, low flush w.c.

OUTSIDE

Excellent corner site with gardens, lawns front, side and rear, mature high hedges / outside store, housed oil fired boiler, pvc tank.

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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. 17539612

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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