



89 GLENVEAGH DRIVE, OFF SUFFOLK ROAD, BELFAST, BT11 9QA



A comfortable mid townhouse that enjoys a slightly elevated position with an open aspect to front within easy walking distance of both the Glen Road and Suffolk Road. Three good, bright bedrooms and one generous reception room with feature double patio doors. Luxury finished kitchen / dining area. Large white bathroom suite with separate shower cubicle. Recently replumbed with feature Worcester gas boiler. Upvc double glazed windows / doors. Downstairs cloakroom / w.c. Good presentation throughout. Feature pedestrian gate to rear. Good doorstep convenience / walking distance to excellent transport links. Chain free / immediate possession.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	73
(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 £144,950

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Key Features

- Comfortable mid townhouse.
- One generous reception room.
- Large white bathroom suite with separate shower cubicle.
- Upvc double glazed windows and doors.
- Good presentation throughout.
- Three good, bright bedrooms.
- Luxury finished kitchen / dining area.
- Recently replumbed with feature Worcester boiler.
- Downstairs w.c.
- Chain free / immediate possession.





GROUND FLOOR

Upvc double glazed entrance door to;

ENTRANCE HALL

Storage understairs, cloakroom / downstairs w.c, wash hand basin.

LOUNGE

15'5 x 10'3
Archway to;

DINING AREA

10'3 x 9'1
Feature Upvc patio doors.

LUXURY FITTED KITCHEN

10'8 x 8'4
Range of high and low level units, formica work surfaces, plumbed for washing machine, single drainer stainless steel sink unit, tiling, 4 ring ceramic hob, double oven.

FIRST FLOOR

LANDING

Built-in robe, Worcester boiler.

BEDROOM 1

11'8 x 10'7
Built-in robes.

BEDROOM 2

11'8 x 10'7

BEDROOM 3

10'6 x 5'8

WHITE BATHROOM SUITE

Panelled bath, telephone hand shower, wash hand basin with vanity unit, low flush w.c, separate shower cubicle, electric shower unit, built-in cupboard.

OUTSIDE

Enclosed, private and secure to rear, feature flagging and paving, gravelled areas, pedestrian gate to rear.

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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. 17909832

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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