



### 3 NAVAN GREEN, ANDERSONSTOWN, BELFAST, BT11 8JR

A comfortable, well maintained and presented semi detached property that enjoys a prime position within this established area benefitting from fantastic door step convenience. Two good, comfortable, bright bedrooms and one generous reception room. Kitchen open to a casual dining area. Bathroom with white suite. Developed, floored and sheeted roofspace with excellent storage. Downstairs cloakroom / w.c. Double glazing / gas fired central heating system. Feature double gates to enclosed car parking / driveway to front and side. Private and secure mature rear gardens / paved patio area. Excellent first time buy. Chain free.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	69	69
(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 £142,500

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### Key Features

- Comfortable, well maintained and presented semi detached property.
- One generous reception room.
- Bathroom with white suite.
- Downstairs cloakroom / w.c.
- Private and secure, mature good rear gardens / double gates to car parking.
- Two good, comfortable, bright bedrooms.
- Kitchen open to a casual dining area.
- Developed, floored and sheeted roofspace / excellent storage.
- Double glazing / gas fired central heating system.
- Excellent first time buy / chain free.







## GROUND FLOOR

### ENTRANCE PORCH

Upvc double glazed entrance door to;

### ENTRANCE HALL

To;

### LOUNGE

14'2 x 12'6

Feature fireplace with inset and hearth, bay window, storage understairs.

### KITCHEN / DINING AREA

14'7 x 10'2

Range of high and low level units, formica work surfaces, single drainer stainless steel sink unit, plumbed for washing machine, ceramic tiled floor.

### REAR PORCH

Ceramic tiled floor.

### DOWNSTAIRS W.C

Wash hand basin, low flush w.c, single glazed window.

## FIRST FLOOR

### BEDROOM 1

14'8 x 11'5

Built-in robes, roofspace access.

### BEDROOM 2

10'8 x 8'9

### WHITE BATHROOM SUITE

Panelled bath, wash hand basin, low flush w.c, ceramic tiled floor, gas boiler.

## DEVELOPED ROOFSPACE

11'9 x 8'6

Floored and sheeted. Light and power, velux window.

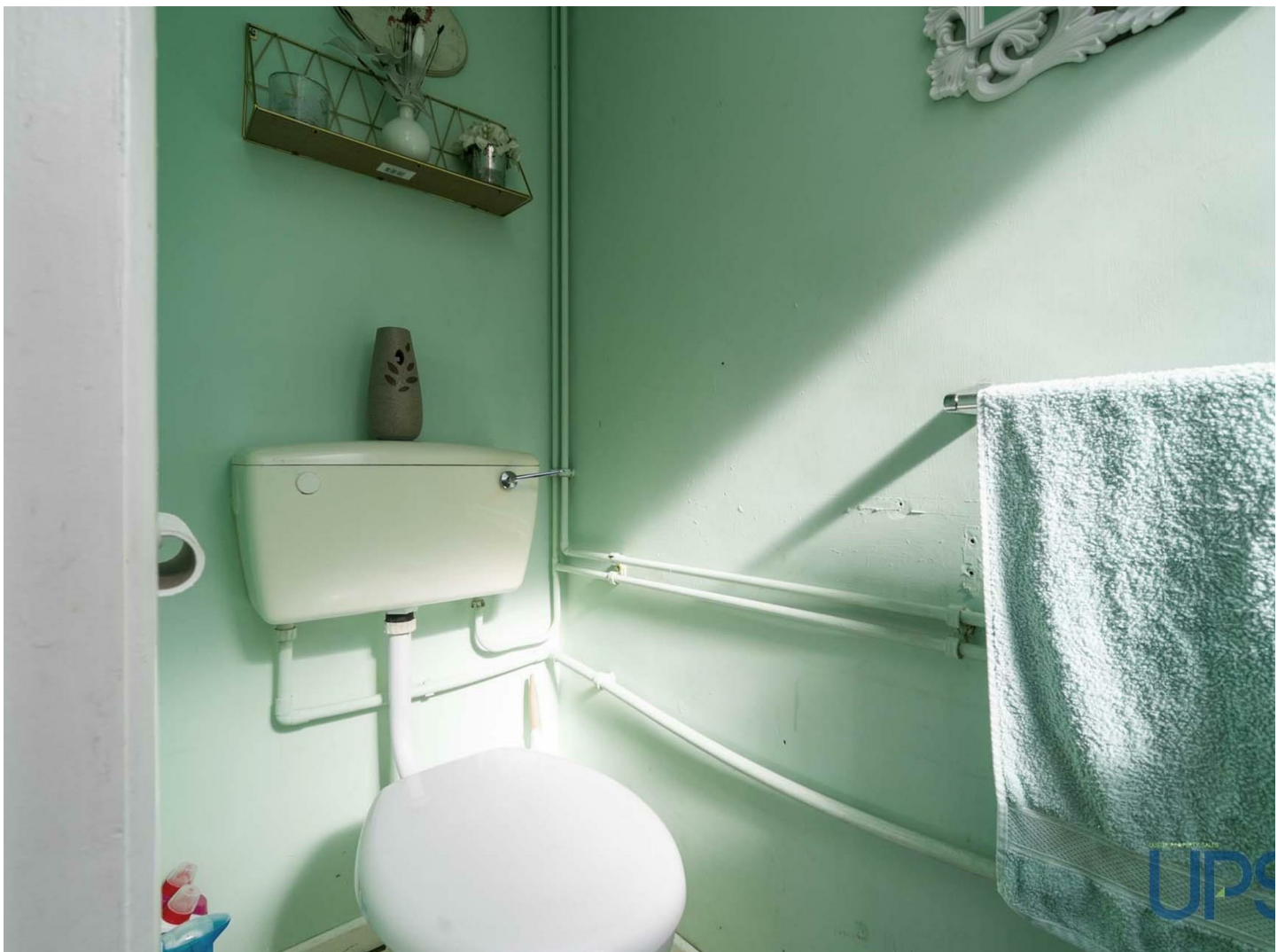
## OUTSIDE

Extensive rear gardens with lawns, flagged patio area to rear garden. Feature double gates to enclosed car parking, mature planting with fencing

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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. 18155068**

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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