



# 44 OWENVARRAGH PARK, ANDERSONSTOWN, BELFAST, BT11

**9BE**

An extended semi-detached home superbly placed within this extremely desirable and sought-after residential location that enjoys tremendous doorstep convenience to include a short walk to all the abundance of amenities in Andersonstown along with state-of-the-art leisure facilities and excellent transport links that include the Glider service!

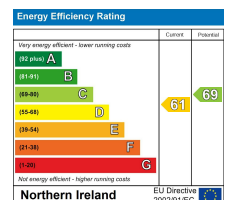
The wider motorway network is within easy reach, and this beautiful home has an extensive rear garden that enjoys a southerly aspect and is the perfect place to entertain and soak in the sun. The extended accommodation is briefly outlined below.

Three good-sized bedrooms plus a developed roof space and a modern shower room complete the upper-floor accommodation.

On the ground floor there is a spacious and welcoming entrance hall with a handy downstairs WC, and two separate reception rooms to include an extended living room ideally positioned to the rear of the property. In addition, the home benefits further from an extended kitchen that is open plan to a dining area that has access to a separate utility room and integral garage.

Gas-fired central heating and partially Upvc double glazing complement this charming home further.

A rare opportunity to purchase a beautiful and extended semi-detached home in the heart of Andersonstown, and we have no hesitation in recommending an early viewing to avoid disappointment!



OFFERS AROUND £249,950

## 44 OWENVARRAGH PARK, ANDERSONSTOWN, BELFAST, BT11 9BE

### Key Features

- An extended semi detached home superbly placed within this extremely desirable location.
- Modern shower room.
- Two separate reception rooms.
- Extended kitchen open plan to dining area.
- Integral garage.
- Three good sized bedrooms plus a developed roofspace.
- Downstairs w.c.
- Extended living room.
- Separate utility room.
- Gas fired central heating system / partially Upvc double glazing.





## GROUND FLOOR

Hardwood front door to;

## SPACIOUS ENTRANCE HALL

Wood strip floor.

## DOWNSTAIRS W.C.

Low flush w.c, wash hand basin and storage unit, extractor fan, pvc panelled walls and ceiling, tiled floor.

## LOUNGE

12'5 x 11'10  
Wood strip floor.

## EXTENDED LIVING ROOM

21'5 x 11'9  
Wood strip floor, cornicing, attractive fireplace, centre rose, feature Upvc double glazed double doors to extensive gardens.

## KITCHEN / DINING AREA

17'2 x 10'3  
Range of high and low level units, single drainer stainless steel sink unit, stainless steel extractor fan, partially tiled walls, tiled floor, open plan to dining space. Access to;

## SEPARATE UTILITY ROOM

Single drainer stainless steel sink unit, plumbed for washing machine, partially tiled walls, tiled floor. Access to;

## INTEGRAL GARAGE

18'4 x 8'5  
Up and over door, light, gas boiler.

## FIRST FLOOR

## BEDROOM 1

12'0 x 10'5  
Laminated wood effect floor.

## BEDROOM 2

10'11 x 9'1

## BEDROOM 3

9'1 x 6'3  
Laminated wood effect floor.

## MODERN SHOWER ROOM

Shower cubicle, electric shower unit, low flush w.c, pedestal wash hand basin, chrome effect sanitary ware, beautiful partially tiled walls and tiled floor, pvc stripped ceiling, hotpress with storage.

## LANDING

Stairs to;

## DEVELOPED ROOFSpace

12'11 x 9'8  
Laminated wood effect floor.

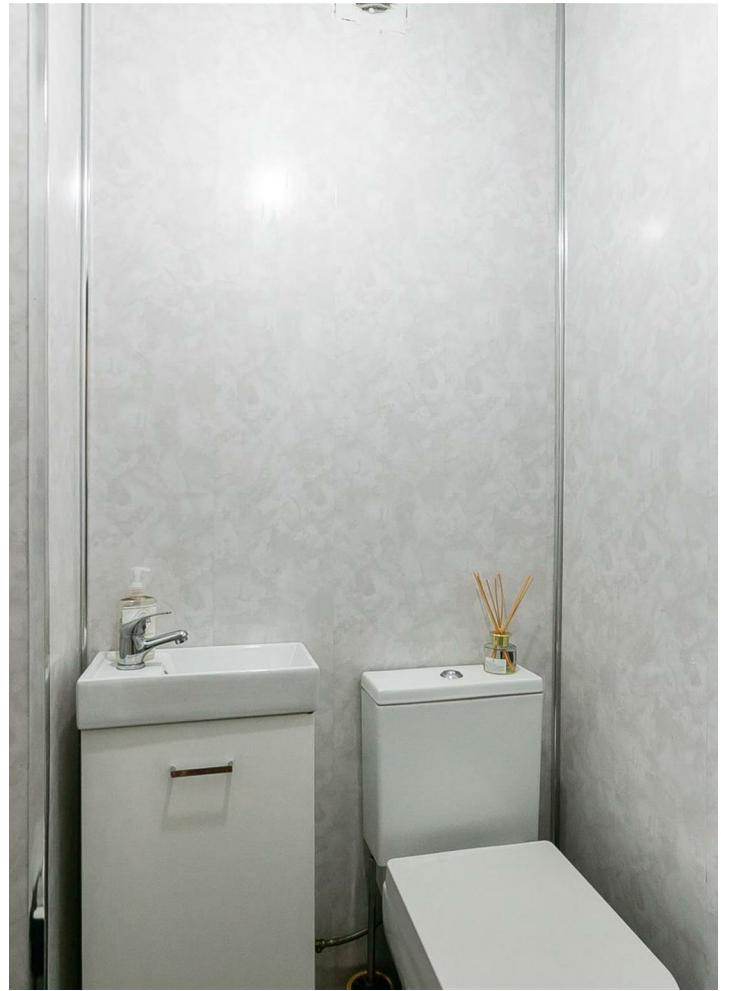
## OUTSIDE

Extensive, well maintained, enclosed rear gardens, additional flagged patio, outdoor tap, wall, pillars and gates to front, off road carparking, well maintained front garden, integral garage.

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UPS







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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 Conor 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. 16900981**

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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