



8 DRENIA, BLACKS ROAD, BELFAST, ANTRIM, BT11 9NN



Ideally placed in this small cul de sac setting just off the established and highly regarded Blacks Road, this home enjoys tremendous doorstep convenience to include accessibility to lots of schools, shops, and transport links as well as the motorway network and proximity to both Belfast and Lisburn, not to forget Colin Glen, Ireland's leading adventure park, to name a few!

With extended living space of approximately 1492 sq ft and this highly sought-after location that is in constant demand, we have no hesitation in recommending viewing, and the accommodation is briefly outlined below.

Three bedrooms: bedroom 1 on the second floor with a private en-suite shower room and a shower room at the first floor level, which completes the upper floor.

On the ground floor there is a living room and access to a kitchen/dining area, which has access to a sunroom.

Other qualities include gas-fired central heating and Upvc double glazing together with an enclosed rear garden.

The property is also close to an abundance of amenities in Andersonstown, including state-of-the-art leisure facilities, golf courses, and the Glider service on the Stewartstown Road, as well as accessibility to Finaghy railway station; viewing is recommended.

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			
		64	74

Northern Ireland EU Directive 2002/91/EC

OFFERS AROUND £174,950

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Key Features

- Extended end terrace perfectly placed in this small cul-de-sac setting just off the established and highly sought-after Blacks Road.
- Two reception rooms to include a sunroom.
- Kitchen with access to separate utility room.
- Upvc double glazing.
- Close to lots of schools, shops and transport routes as well as Colin Glen, Ireland's leading adventure park.
- Three bedrooms, principal bedroom with private en-suite shower room.
- Shower room at first floor level.
- Gas fired central heating.
- Enclosed rear garden.
- Extremely popular location and viewing comes highly recommended.





GROUND FLOOR

Upvc double glazed front door to entrance porch, inner door to;

LIVING ROOM

17'2 13'8

KITCHEN / DINING AREA

17'0 11'4

Range of high and low level units, single drainer stainless steel 1 1/2 bowl sink unit, spotlights;

SUNROOM

20'0 11'6

Spotlights;

FIRST FLOOR

BEDROOM 2

14'9 10'9

BEDROOM 3

15'7 8'3

SHOWER ROOM

Shower cubicle, electric shower unit, low flush w.c, wash hand basin;

STAIRS TO SECOND FLOOR

BEDROOM 1

17'1 13'6

EN-SUITE SHOWER ROOM

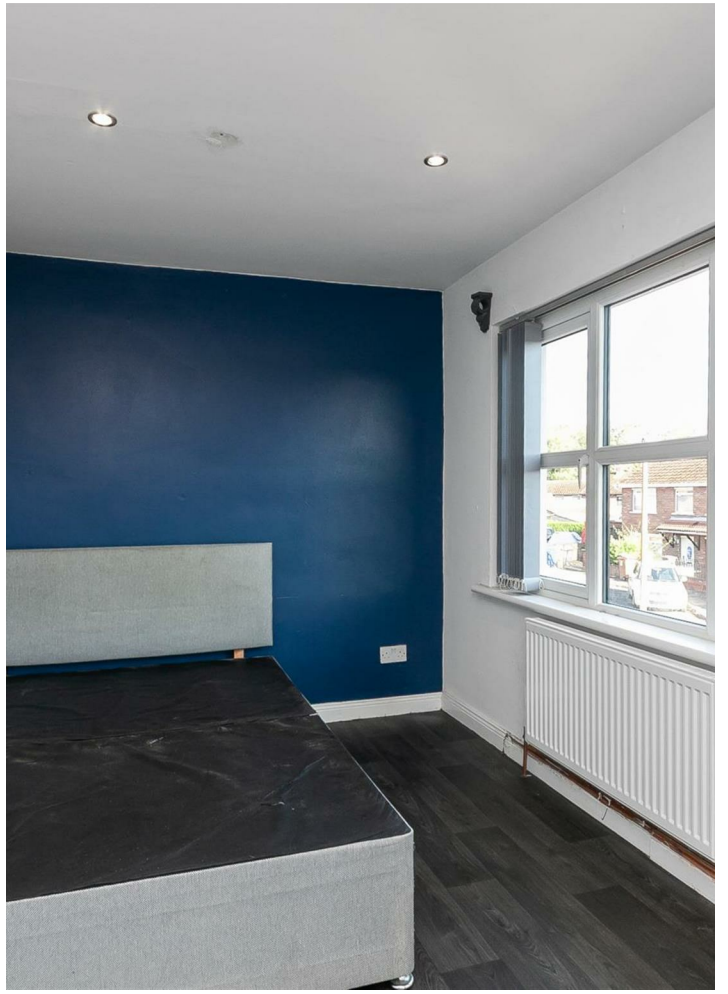
Shower cubicle, electric shower unit, low flush w.c, spotlights;

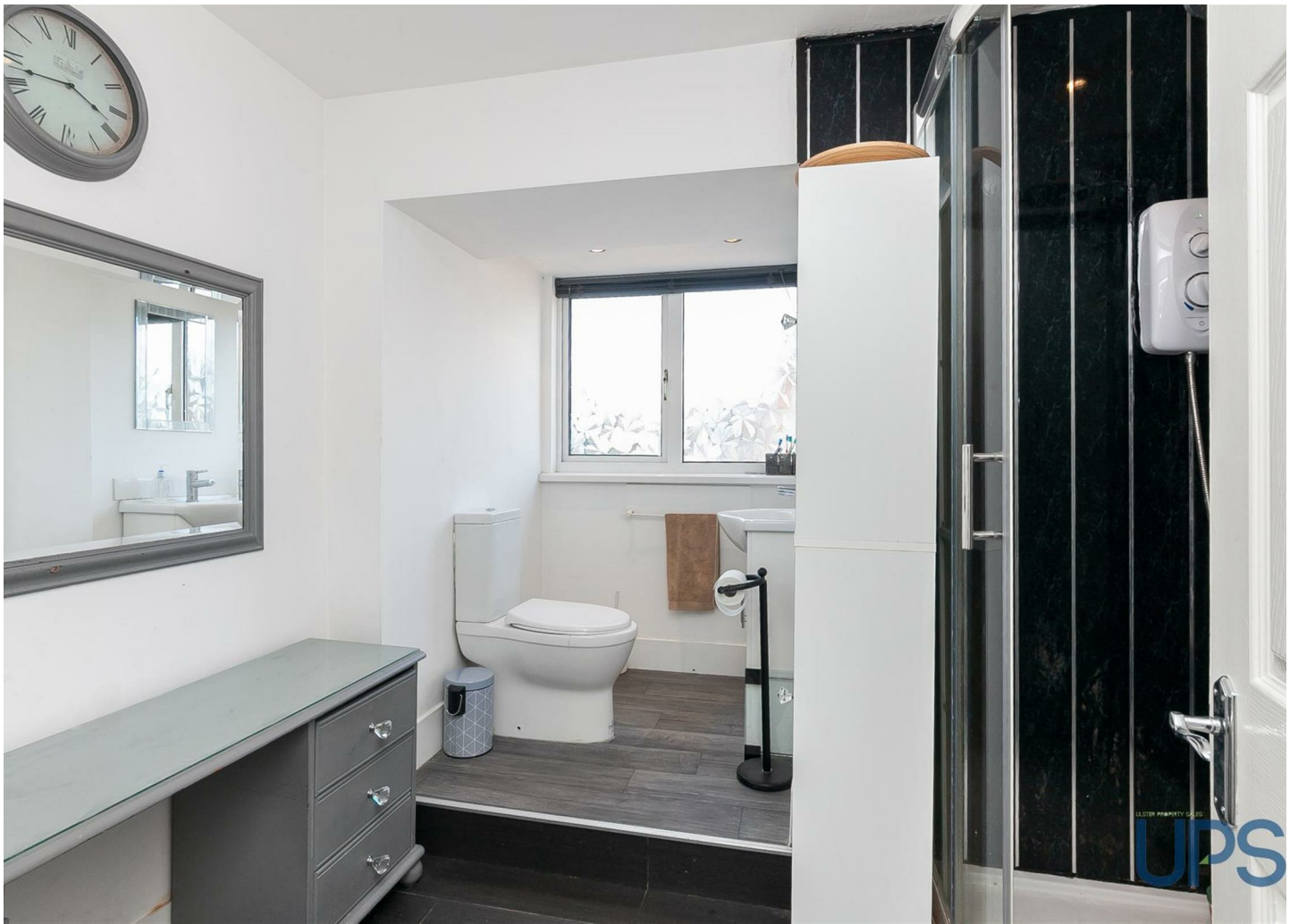
OUTSIDE

Enclosed rear garden.

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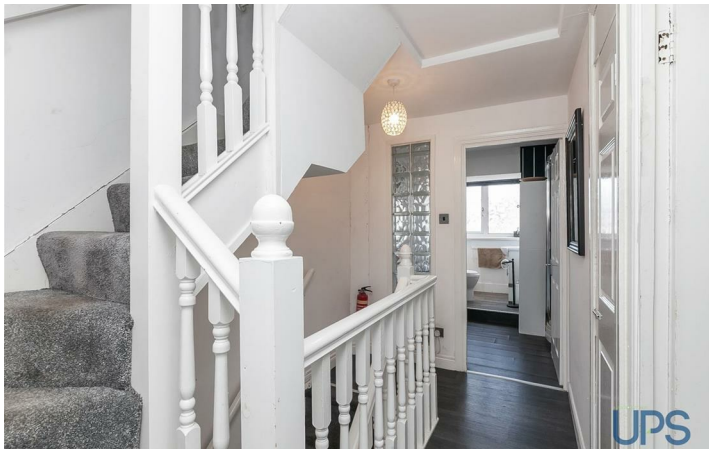








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Questions you may have.

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 Gareth 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. 16904150

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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