



21 WILLOWVALE AVENUE, STEWARTSTOWN ROAD, BELFAST, BT11 9JX

A comfortable semi detached family home that enjoys a prominent position within this established residential area that continues to be in high demand. Three good, bright comfortable bedrooms and two separate reception rooms. Fitted kitchen. Recently upgraded white shower suite with feature shower enclosure. Upvc double glazed windows / doors / eaves and fascia also in Upvc. Oil fired central heating system. Private rear gardens. Excellent doorstep convenience within easy walking distance of schools / shops / transport links to include the Glider service. Competitively priced family home in a fantastic location. A property offering great potential. Well worth a visit. Chain free / immediate possession.

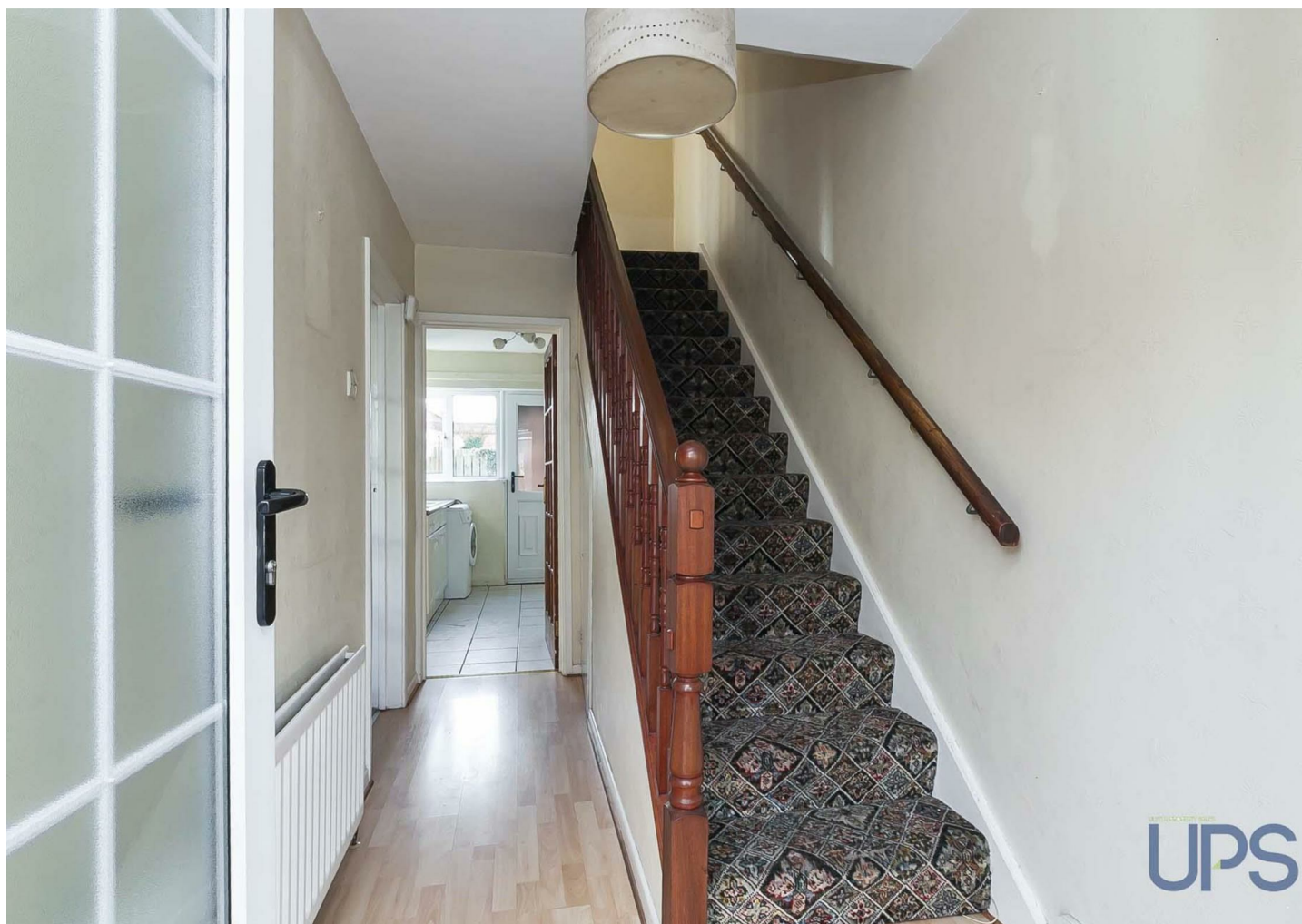


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		59	29
Northern Ireland		EU Directive 2002/91/EC	

OFFERS AROUND £169,950

Key Features

- Comfortable semi detached family home.
- Fitted kitchen.
- Upvc double glazed windows / doors / eaves and fascia also in Upvc.
- Private rear garden.
- Competitively priced family home.
- Three good bright comfortable bedrooms / Two generous separate reception rooms.
- Recently upgraded white shower suite.
- Oil fired central heating system.
- Excellent doorstep convenience within easy access of schools / shops / transport links.
- Chain free / immediate possession.





GROUND FLOOR

Upvc double glazed entrance door to;

FEATURE ENTRANCE PORCH

TO:

ENTRANCE HALL

Storage understairs, wooden effect strip floor.

LOUNGE

12'9 x 12'4

Feature mahogany fireplace with inset and hearth, feature built-in display shelf.

DINING AREA

10'6 x 10'7

FITTED KITCHEN

10'5 x 7'8

Range of high and low level units, formica work surfaces, tiling, plumbed for washing machine, single drainer modern shower unit, ceramic tiled floor, 4 ring ceramic hob, Upvc double glazed back door.

FIRST FLOOR

BEDROOM 1

12'2 x 11'4

Built-in robes.

BEDROOM 2

10'9 x 9'8

BEDROOM 3

8'9 x 8'6

Built-in robes.

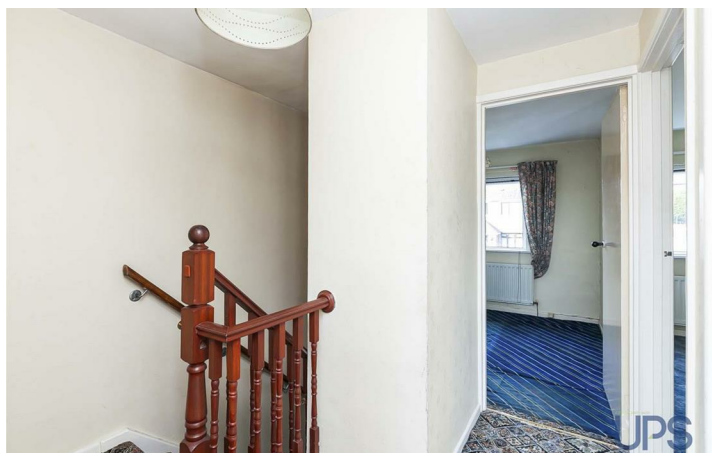
NEWLY INSTALLED SHOWER SUITE

Feature shower enclosure with electric shower unit, low flush w.c. wash hand basin, down lighters / pvc wall coverings.

OUTSIDE

Driveway to front and side, private rear garden, neat lawns to front with feature wall, fuel store, oil fired boiler, pvc tank.

21 WILLOWVALE AVENUE, STEWARTSTOWN ROAD, BELFAST, BT11 9JX







UPS



UPS



21 WILLOWVALE AVENUE, STEWARTSTOWN ROAD, BELFAST, BT11 9JX



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. 18171907

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

ANDERSONSTOWN
028 9060 5200

BALLYHACKAMORE
028 9047 1515

BALLYMENA
028 2565 7700

BALLYNAHINCH
028 9756 1155

BANGOR
028 9127 1185

CARRICKFERGUS
028 9336 5986

CAUSEWAY COAST
0800 644 4432

CAVEHILL
028 9072 9270

DOWNPATRICK
028 4461 4101

FORESTSIDE
028 9064 1264

GLENGORMLEY
028 9083 3295

MALONE
028 9066 1929

NEWTOWNARDS
028 9181 1444

RENTAL DIVISION
028 9070 1000



Conor Beirne trading under licence as Ulster Property Sales (Andersonstown)
©Ulster Property Sales is a Registered Trademark