

ULSTER PROPERTY SALES

UPS

ANDERSONSTOWN BRANCH

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Antrim, BT11 9BY

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**38 DENEWOOD PARK,
ANDERSONSTOWN,**

OFFERS AROUND £219,950

A rare opportunity to purchase this charming semi-detached family home that commands this superior setting, enjoying extensive, mature, and private gardens that are very difficult to find in today's market, coupled with this preferred and highly sought-after cul-de-sac setting that benefits from tremendous doorstep convenience to include accessibility to lots of schools, shops, and transport links along with the Glider service, not to mention a short walk to the Kennedy Centre with its many stores and services that include Sainbury's as well as a short walk to Lidl and Asda/Westwood shopping complex.

Offered for sale chain-free and benefiting from excellent laid out accommodation that extends to around an impressive 1223 sq ft, this home is sure to appeal too many, and with proximity to a profusion of amenities in Andersonstown, which include state-of-the-art leisure facilities, this one is not to be missed. The accommodation is briefly outlined below.

Three good-sized bedrooms plus a developed roof space as well as a white bathroom suite complete the upper floor.

On the ground floor, there is a spacious and welcoming entrance with a beautiful solid herringbone effect floor that runs into the two separate reception rooms, and there is an additional handy downstairs shower room. An extended fitted kitchen, which is open plan to a dining space and has access to a separate utility room, completes the ground floor.

A most eye-catching, extensive, and private enclosed rear garden adds further to the appeal of this home that offers so much potential, and the home benefits further from oil-fired central heating and double glazing.

There are excellent transport links close by as well as the wider motorway network, and the city centre is easily accessible, as are Boucher Road, beautiful parklands, and Colin Glen, Ireland's leading adventure park, to name a few!

We strongly recommend viewing this wonderful opportunity set within this family-friendly neighbourhood.



Key Features

- A superb opportunity to purchase this charming semi-detached home with extended accommodation and a most remarkable extensive mature rear garden.
- Two separate reception rooms.
- Extended fitted kitchen open plan to dining area with access to separate utility room.
- Oil fired central heating / Double glazing.
- Close to excellent transport links along with the Glider service and arterial routes / wider motorway network.
- Three good-sized bedrooms plus a developed roof-space.
- White bathroom suite at first floor level and additional ground floor shower room.
- Garage / workshop area.
- Chain free and well placed in this private cul-de-sac position.
- A profusion of amenities in Andersonstown are close by including state-of-the art leisure facilities and so much more!



GROUND FLOOR

Hardwood front door to spacious and welcoming entrance hall, beautiful solid herringbone effect floor;

FAMILY ROOM

11'11 10'10

Beautiful solid herringbone effect floor;

DOWNSTAIRS SHOWER ROOM

Shower cubicle, electric shower unit, low flush W.C., pedestal wash hand basin, chrome effect sanitary ware, chrome effect towel warmer, spotlights, extractor fan, tiled walls and floor;

LOUNGE

12'8 11'5

Beautiful solid herringbone effect floor, double doors to;

EXTENDED KITCHEN / DINING AREA

18'8 9'1

Range of high and low level units, single drainer stainless steel 1 1/2 bowl sink unit, built-in hob & under oven, stainless steel extractor fan, integrated dishwasher, integrated fridge/freezer, tiled floor, open plan to dining area with Upvc double glazed double doors leading to the extensive, mature gardens;

SEPARATE UTILITY ROOM

Single drainer stainless steel sink unit, plumbed for washing machine;

FIRST FLOOR

BEDROOM 1

12'9 8'5

Built-in mirrored slide robes;

BEDROOM 2

10'4 10'11

Built-in mirrored slide robes;

BEDROOM 3

9'3 7'1

WHITE BATHROOM SUITE

Bath, electric shower unit, low flush W.C., pedestal wash hand basin, chrome effect towel warmer, chrome effect sanitary ware, tiled walls and floor, hot-press;

LANDING

Stairs from landing to;

DEVELOPED ROOF-SPACE

15'2 11'3

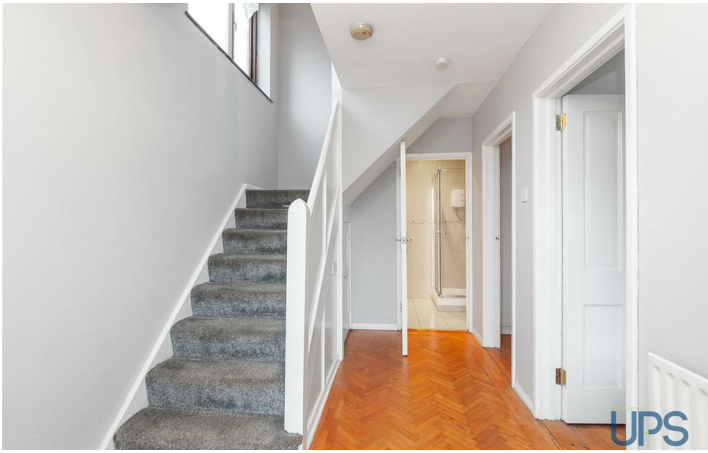
Velux window, storage into eaves;

OUTSIDE

A most remarkable, extensive, and privately enclosed mature rear garden with additional flagged patio. Off road car-parking to front leading to;

GARAGE / WORKSHOP AREA

Oil fired boiler.



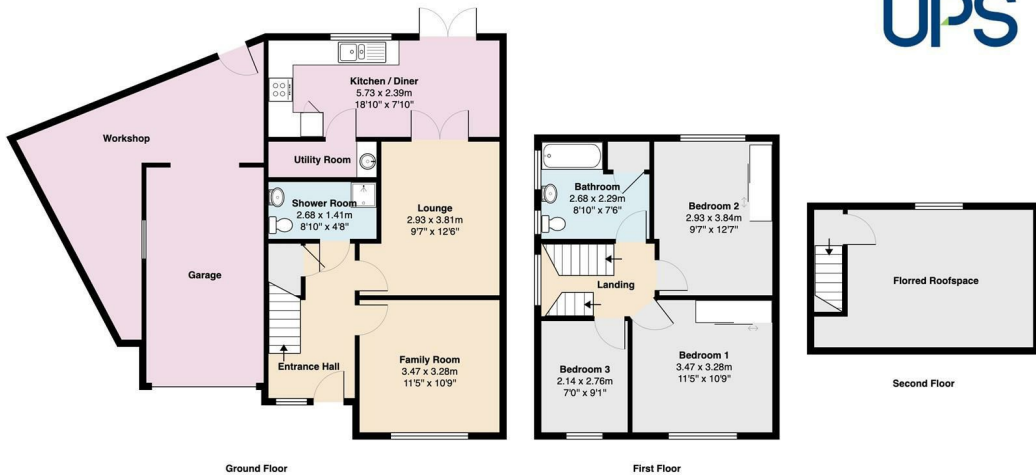








38 Denewood Park, BELFAST, BT11 8FS



Total Area: 113.6 m² ... 1223 ft² (excluding workshop, garage)
All measurements are approximate and for display purposes only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			60
(39-54) E			
(21-38) F		21	
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

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 our mortgage advisor on 028 9060 5200.

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.

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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FORESTSIDE
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028 9181 1444

BALLYHACKAMORE
028 9047 1515

CARRICKFERGUS
028 9336 5986

DONAGHADEE
028 9188 8000

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028 9083 3295

RENTAL DIVISION
028 9070 1000

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028 9756 1155

CAUSEWAY COAST
0800 644 4432

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028 4461 4101

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