



## 42 ST ANNES ROAD, BLACKS ROAD, BELFAST, BT10 0PQ



A superior, well maintained and presented, substantial town house within this established, residential development off the increasingly popular Blacks Road. Four excellent, bright double bedrooms. Principle bedroom with newly installed luxury ensuite shower suite. One excellent reception room with feature double doors to a south facing balcony. Newly installed luxury fully fitted kitchen open to a sizeable dining area. Newly fitted utility room / downstairs cloakroom / w.c. Upvc double glazed windows / doors / feature composite front door / feature automated roller door. Newly installed luxury white bathroom suite. Gas fired central heating system. Integral garage / currently converted to office / playroom accommodation. Further w.c on landing. Feature floor coverings. Private landscaped rear gardens.

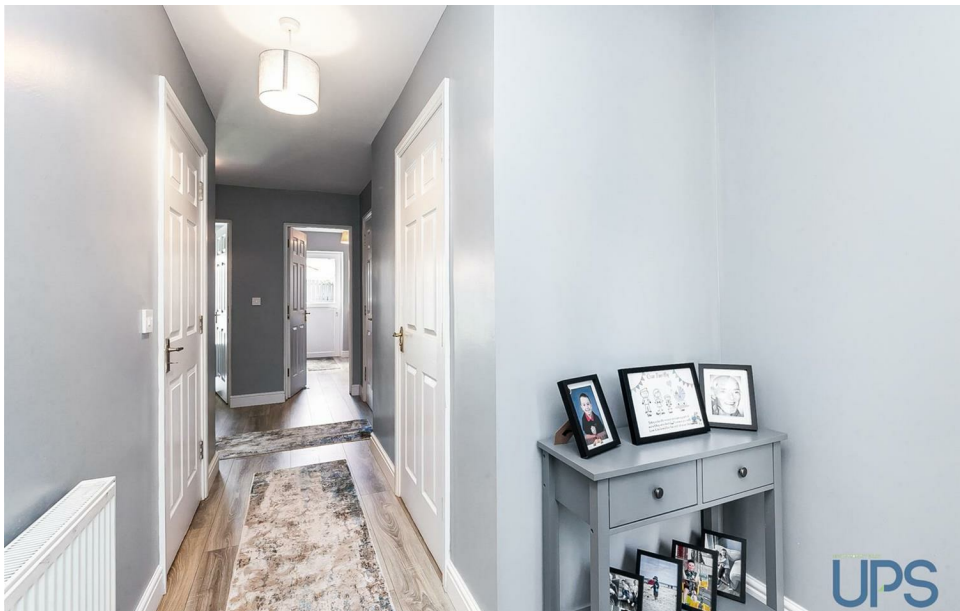
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(91-95)	B		
(81-90)	C	76	76
(69-80)	D		
(55-68)	E		
(39-54)	F		
(13-38)	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

OFFERS AROUND £249,950

## Key Features

- Superior, well maintained and presented, substantial town house.
- Principle bedroom with newly installed luxury ensuite shower suite.
- Newly installed luxury fully fitted kitchen open to a sizeable dining area.
- Upvc double glazed windows / doors / feature composite front door.
- Gas fired central heating system.
- Four excellent, bright, double bedrooms.
- One excellent reception room with feature double doors.
- Newly fitted utility room / downstairs cloakroom / w.c.
- Newly installed luxury white bathroom suite.
- Integral garage / currently converted to office / playroom.





## GROUND FLOOR

Composite front door to;

### ENTRANCE HALL

Wooden effect strip floor, built-in cupboard.

### LOUNGE

10'7 x 10'4

Wooden effect strip floor, downlighters, feature ?, storage understairs.

### DOWNSTAIRS W.C

Low flush w.c, wash hand basin, vanity unit, wooden effect strip floor.

### UTILITY ROOM

11'8 x 5'7

Range of units, formica work surfaces, modern sink unit, plumbed for washing machine, wooden effect strip floor, tiling, Upvc double glazed barn effect slide door.

### BEDROOM 4

11'4 x 11'3

Wooden effect strip floor, Upvc double doors.

## FIRST FLOOR

### LANDING

### SEPARATE W.C

Low flush w.c, wash hand basin, vanity unit, wooden effect strip floor, fully tiled walls, separate built-in cloaks.

## LOUNGE

17'5 x 14'9

Wooden effect strip floor, feature limestone fireplace with inset and hearth.

### FEATURE HALLWAY

Cloaks understairs.

## NEWLY INSTALLED LUXURY KITCHEN

17'3 x 11'7

Range of high and low level units, formica work surfaces, Single drainer stainless steel sink unit, dishwasher, double oven, overhead extractor hood, feature built-in dresser, fridge and freezer, wooden effect strip floor.

## SECOND FLOOR

### PRINCIPLE BEDROOM 1

13'2 x 11'9

### ENSUITE SHOWER ROOM

Feature shower enclosure, black effect shower head, wash hand basin with vanity unit, vertical towel warmer, low flush w.c, ? wood covering and luxury downlighters.

### BEDROOM 2

13'3 x 8'8

### BEDROOM 3

14'4 x 9'1

### WHITE BATHROOM SUITE

Panelled bath, telephone hand shower, wash hand basin with vanity unit, low flush w.c.

### INTEGRAL GARAGE

10'2 x 8'8

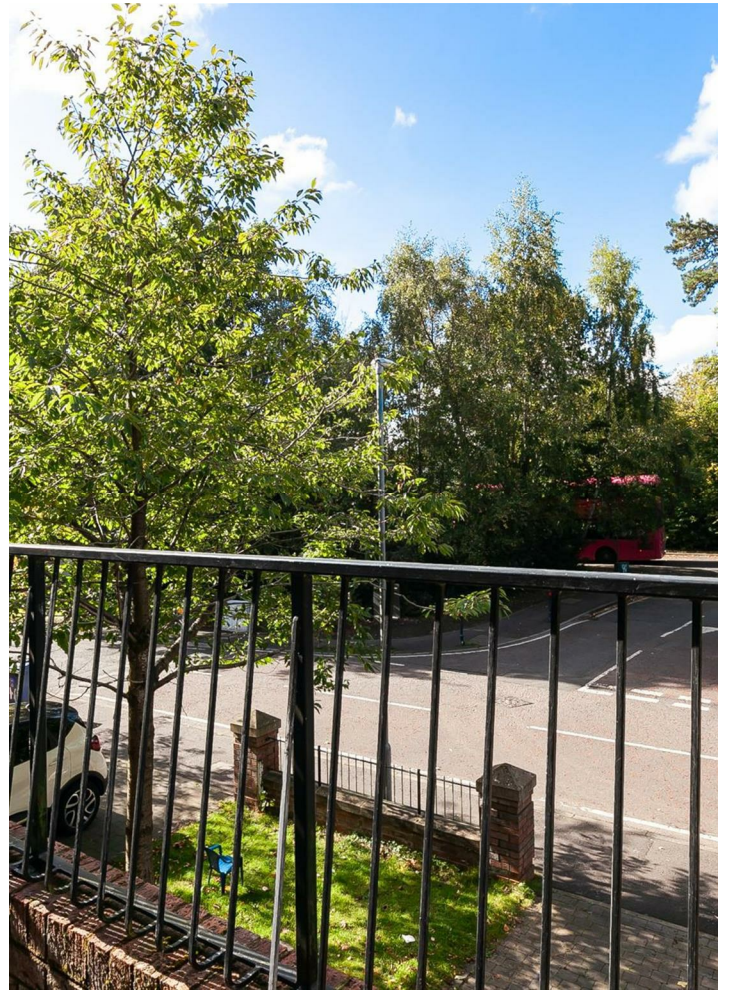
Remote roller door, gas boiler.

## OUTSIDE

Private, enclosed rear gardens, carparking to front.

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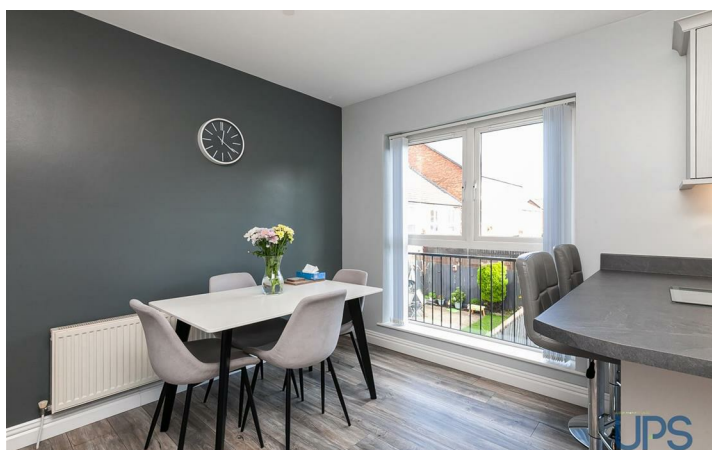








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Questions you may have.

**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 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. 18172511**

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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