



## 42 BEARNAGH DRIVE, ANDERSONSTOWN, BELFAST, BT11 8HT

A beautiful red brick end-of-terrace home commanding this superior setting within this highly sought-after residential location in the heart of Andersonstown and therefore enjoying accessibility to lots of schools, shops, and transport links to include the Glider service in Andersonstown and an abundance of amenities along with state-of-the-art leisure facilities, beautiful parklands, and much more!

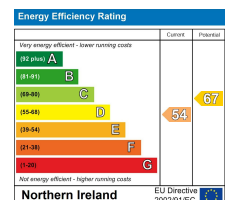
The wider motorway network is within easy reach, as are arterial routes and the city centre. The well-appointed living space is briefly outlined below.

Three good-sized bedrooms and a white bathroom suite with a separate W.C. on the landing complete the upper floor.

On the ground floor, there is a welcoming entrance hall and a bright and airy living room with an attractive fireplace and an open fire. There is also a separate fitted kitchen that has access to a rear hallway/utility area.

The property benefits further from off-road car parking and good-sized front and rear gardens, together with oil-fired central heating and double glazing.

A charming home that enjoys tremendous doorstep convenience in a location that is in constant demand, we have no hesitation in recommending viewing to avoid disappointment.



OFFERS AROUND £164,950



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### Key Features

- A beautiful, red brick, end of terrace home commanding this superior setting within this highly sought after location.
- Bright and airy living room with an attractive fireplace and an open fire.
- White bathroom suite with a separate w.c.
- Off road carparking and good sized front and rear gardens.
- Accessibility to lots of schools, shops and transport links as well as an abundance of amenities in Andersonstown.
- Three good sized bedrooms.
- Separate fitted kitchen with access to rear hallway / utility area.
- Oil fired central heating system / double glazing.
- Tremendous doorstep convenience in a location that is constantly in demand.
- We have no hesitation in recommending viewing to avoid disappointment.





## GROUND FLOOR

Upvc double glazed front door to:

### ENTRANCE HALL

Tiled floor.

### LIVING ROOM

18'9 x 10'1

Attractive fireplace, open fire

### KITCHEN

12'3 x 7'1

Range of high and low level units, single drainer stainless steel sink unit, partially tiled walls.

### REAR HALLWAY / UTILITY AREA

Plumbed for washing machine.

## FIRST FLOOR

### LANDING

### SEPARATE W.C

Low flush w.c, tiled floor.

### BEDROOM 1

11'10 x 11'4

Laminated wood effect floor.

### BEDROOM 2

11'11 x 7'3

Laminated wood effect floor.

### BEDROOM 3

11'11 x 7'3

Laminated wood effect floor.

## WHITE BATHROOM SUITE

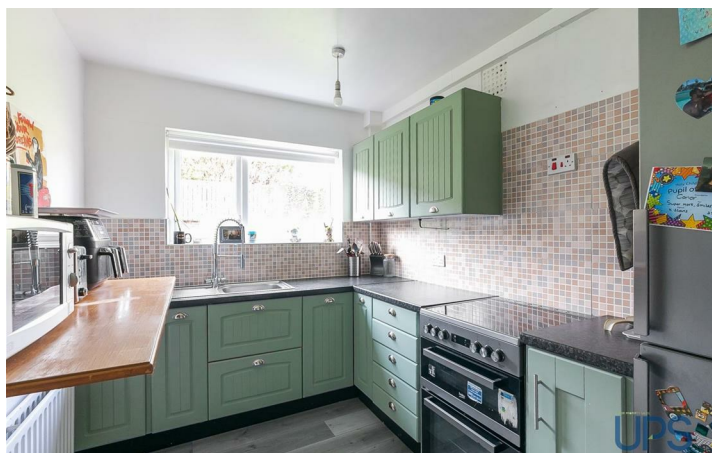
Bath, telephone hand shower, electric shower unit, wash hand basin and storage unit, chrome effect towel warmer, chrome effect sanitary ware, spotlights.

## OUTSIDE

Enclosed rear garden, off road carparking, good sized front garden.



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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. 18209778**

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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