



**APT, 31B SLIEVEGALLION DRIVE,
ANDERSONSTOWN, BELFAST, BT11**

8JN

A very unique opportunity to acquire a competitively priced ground floor apartment with own door access and car parking to front. One good, spacious bright double bedroom. One generous reception room. Separate fitted kitchen with casual dining area. Luxury White shower suite. Gas fired central heating system / Worcester Boiler. Upvc double glazed windows / front and rear doors also in Upvc. Outstanding doorstep convenience located within this established location only minutes walking distance to the Andersonstown Road, Schools / Shops / transport links. Double gates / Driveway with car parking to front. Excellent first time buy / investment opportunity / or downsizing purchase Option. Well worth a visit. Chain free.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(91-95)	B		
(81-90)	C		
(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	

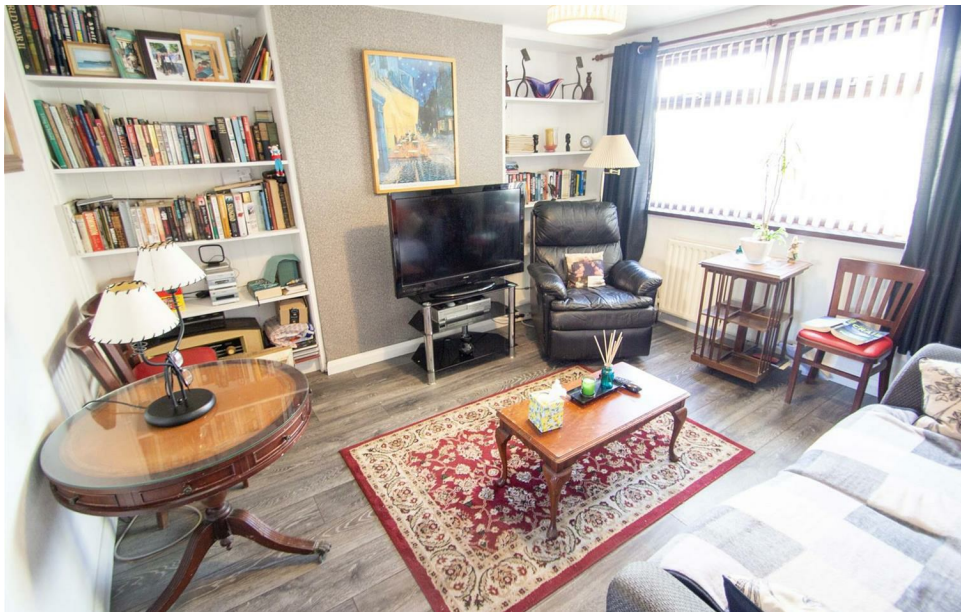
OFFERS AROUND £84,950

APT, 31B SLIEVEGALLION DRIVE, ANDERSONSTOWN, BELFAST, BT11 2TN

Key Features

- Competitively priced ground floor apartment with own front door access.
- One generous reception room.
- White shower suite.
- Outstanding doorstep convenience only minutes walking distance to schools, shops and transport links.
- Excellent first time buy / investment / downsizing option.
- One, good spacious bright double bedroom.
- Separate fitted kitchen with casual dining area.
- Gas fired central heating system.
- Driveway / car parking to front.
- Chain free / Well worth a visit.





GROUND FLOOR

OPEN ENTRANCE PORCH

To:

ENTRANCE HALL

Upvc double glazed entrance door, wooden effect strip floor.

LOUNGE

13'1 x 12'9

Build-in shelving.

FITTED KITCHEN

12'3 x 8'8

Range of high and low level units, formica work surfaces, single drainer stainless steel sink unit, integrated fridge, 4 ring gas hob / underoven, overhead extractor hood, Upvc double glazed back door.

BEDROOM 1

16'3 x 12'2

Built-in robes.

SHOWER SUITE

Fully tiled shower cubicle, shower facility, pedestal wash hand basin, low flush w.c., tiling.

OUTSIDE

Rear enclosed area / store, Worcester gas boiler, plumbed for washing machine. Double gates to car parking to front.

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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. 18218777

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

BALLYNAHINCH
028 9756 1155

BANGOR
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CARRICKFERGUS
028 9336 5986

CAVEHILL
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