

ULSTER PROPERTY SALES

UPS

ANDERSONSTOWN BRANCH

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NETWORK STRENGTH – LOCAL KNOWLEDGE



**34 STONEBRIDGE
MEADOWS, STONEYFORD,**

OFFERS AROUND £154,950

A rare opportunity to purchase this attractive and upgraded home, superbly placed in this peaceful semi-rural location, yet enjoys proximity to Belfast and Lisburn as well as The Ballymac Hotel with its popular restaurants and bar. Belfast International Airport can be reached in around 17 minutes, and Andersonstown, which is around 15 minutes away, White Mountain Service Station & Centra is only approximately 5 minutes away, and not to mention Stoneyford Reservoir for those who enjoy fishing, being very easily accessible, to name a few!

The property has been very well maintained and upgraded and is ready for the lucky new owner to simply add their furniture, and the accommodation is briefly outlined below.

Three good-sized bedrooms and a white bathroom suite that has beautiful tiling as well as a handy storage cupboard on the landing complete the first floor.

On the ground floor there is a spacious and welcoming entrance hall with a beautiful upgraded herringbone effect tiled floor that runs throughout the ground floor along with a handy downstairs W.C. There is also a cosy living room and a fitted kitchen that is open plan to a sizeable dining/entertaining area that has feature double doors leading to the private garden.

Other qualities include oil-fired central heating and UPVC double glazing, as well as PVC eaves, fascia, and guttering, and off-road car parking for two vehicles. There is also a well-maintained, privately enclosed rear garden with an additional flagged patio and has an outdoor tap and outdoor power sockets.

A superb home close to arterial routes and with easy-to-manage accommodation coupled with this sought-after location, we have no hesitation in recommending viewing early!



Key Features

- An outstanding home close to Belfast, Lisburn, and arterial routes, as well as the popular Stoneyford Reservoir for those who enjoy fishing.
- White bathroom suite with decorative tiling.
- Cosy living room.
- Oil-fired central heating / UPVC double glazing / PVC eaves, fascia & guttering / Higher-than-average energy rating (EPC C-72)
- Close to The Ballymac Hotel with its popular restaurants and bar, as well as Belfast International Airport, and only around 15 minutes to Andersonstown and Lisburn.
- Three good-sized bedrooms and well-appointed living accommodation extending to around an impressive 908 sq. ft.
- Spacious and welcoming entrance with handy downstairs W.C.
- Fitted kitchen open plan to sizeable dining/entertaining area with double doors leading to the garden.
- Off-road car parking for two cars and a privately enclosed rear garden with an additional flagged area and outside tap and outside power socket.
- Viewing comes strongly recommended for this star purchase!



GROUND FLOOR

Upvc front door to;

SPACIOUS AND WELCOMING ENTRANCE HALL

Beautiful Herringbone effect tiled floor, storage understairs.

DOWNSTAIRS W.C

Low flush w.c, pedestal wash hand basin, towel warmer, beautiful Herringbone effect tiled floor.

LIVING ROOM

14'9 x 10'6

Herringbone effect wooden floor.

KITCHEN / DINING AREA

18'9 x 9'6

Range of high and low level units, single drainer stainless steel sink unit, built-in hob and underoven, stainless steel extractor fan, beautiful partially tiled walls, beautiful Herringbone effect tiled floor, open plan to sizeable dining space, Upvc double glazed double doors to enclosed garden.

FIRST FLOOR

LANDING

Storage cupboard.

BEDROOM 1

12'8 x 9'5

Wooden effect strip floor, excellent range of built-in slide robes.

BEDROOM 2

11'5 x 9'2

Laminated wood effect floor.

BEDROOM 3

9'2 x 8'11

Wood strip floor.

WHITE BATHROOM SUITE

Bath, telephone hand shower, low flush w.c, wash hand basin, chrome effect towel warmer, chrome effect sanitary ware, extractor fan, beautiful partially tiled walls.

OUTSIDE

Privately enclosed, well maintained enclosed rear garden, flagged patio, outdoor tap, outdoor power socket, off road carparking x 2 cars.





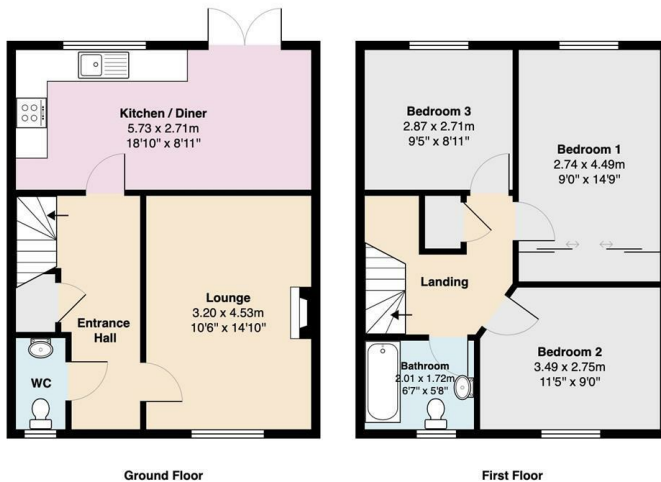
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34 Stonebridge Meadows, LISBURN, BT28 3JD



Ground Floor

First Floor

Total Area: 84.3 m² ... 908 ft²

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		72	73
(55-68) D			
(39-54) E			
(21-38) F			
(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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028 9060 5200

BALLYHACKAMORE
028 9047 1515

BALLYNAHINCH
028 9756 1155

BANGOR
028 9127 1185

CARRICKFERGUS
028 9336 5986

CAVEHILL
028 9072 9270

DONAGHADEE
028 9188 8000

DOWNPATRICK
028 4461 4101

FORESTSIDE
028 9064 1264

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NEWTOWNARDS
028 9181 1444

RENTAL DIVISION
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