

114 ANDERSONSTOWN PARK, BELFAST, BT11 8FH

An attractive semi-detached home ideally placed within this hugely popular and convenient residential location that enjoys tremendous doorstep convenience to include proximity to the Kennedy Centre with all its shops and services, including Sainsbury's, along with Lidl and Asda, not to mention being close to an abundance of amenities in Andersonstown, including state-of-the-art leisure facilities, cafes, restaurants, and much more!

There are excellent transport links, including bus, taxi, and the Glider service, and this home enjoys this beautiful setting with views towards the Black Mountain, and being offered for sale chain-free, we have no hesitation in recommending an early viewing; the accommodation is briefly outlined below.

Three bedrooms and a modern shower room complete the first floor.

On the ground floor there is a spacious and welcoming entrance hall, and there are two separate reception rooms as well as a fitted kitchen.

Other qualities include oil-fired central heating and UPVC double glazing, as well as off-road car parking, a garage facility, and gardens front and rear.

The wider motorway network is close by, as are arterial routes, and there is an excellent selection of schools within easy reach, and the property also enjoys ease of access to the city centre, Boucher Road, and beautiful parklands, to name a few!

Early viewing strongly recommended.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		55	66

Northern Ireland EU Directive 2002/91/EC

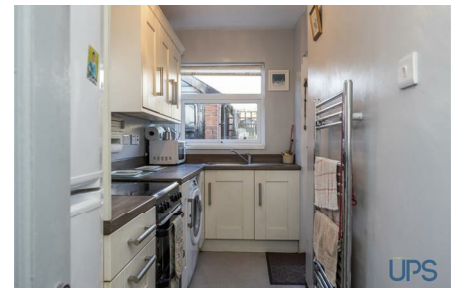
OFFERS AROUND £154,950

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Key Features

- Attractive semi-detached home superbly located within this hugely popular residential location close to lots of amenities.
- Three bedrooms.
- Kitchen with range of units.
- Oil fired central heating / Upvc double glazing.
- The Kennedy Centre, with its many stores and services, is close by, as is Lidl, and Asda, along with accessibility to arterial routes and the motorway network.
- Offered for sale chain-free and enjoying beautiful views towards the Black Mountain as well as accessibility to excellent transport links to include bus, taxi, and the Glider service!
- Two separate reception rooms.
- Modern shower room on first floor.
- Off road car-parking and front and rear gardens as well as a garage facility.
- Large selection of schools close by, and the city centre is within easy reach, plus much more; viewing is strongly recommended for this beautiful home!





GROUND FLOOR

Upvc double glazed front door to spacious and welcoming entrance hall, laminated wood effect floor, storage under stairs.

LOUNGE

LIVING ROOM

Laminated wood effect floor.

KITCHEN

Range of high and low level units, single drainer stainless steel sink unit, chrome effect towel warmer.

FIRST FLOOR

BEDROOM 1

BEDROOM 2

BEDROOM 3

MODERN SHOWER ROOM

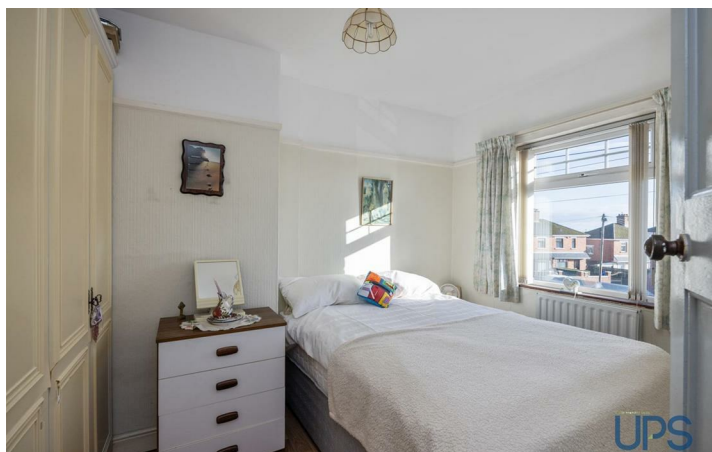
Shower cubicle, electric shower unit, low flush W.C., 1/2 pedestal wash hand basin, chrome effect sanitary ware, chrome effect towel warmer, tiled walls;

OUTSIDE

Off road car-parking and well maintained front garden. Privately enclosed, well-maintained rear garden and access to a detached garage facility.



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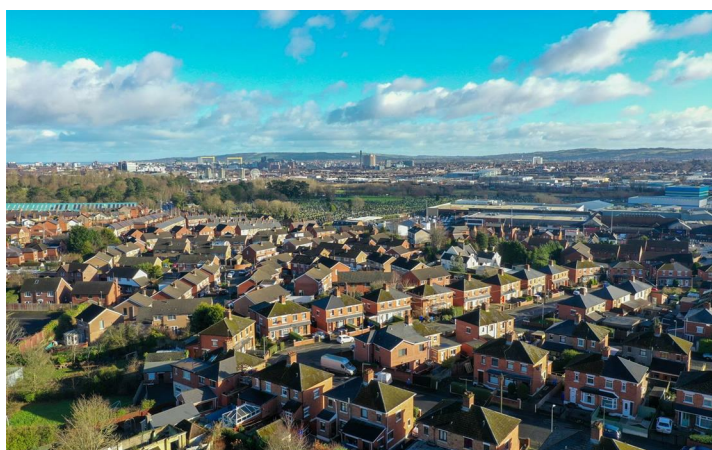
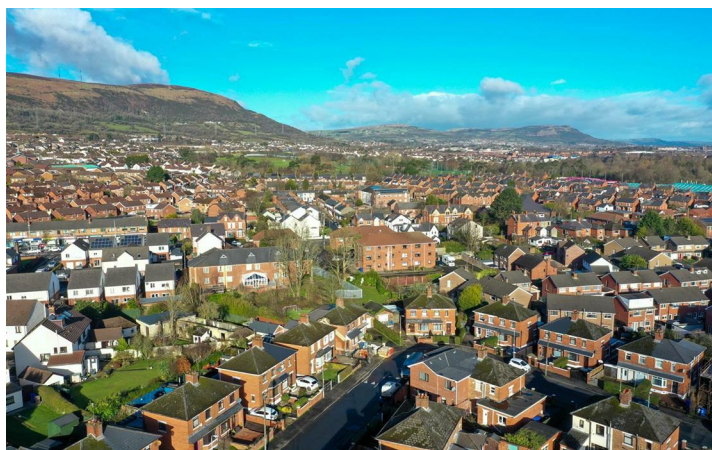








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Questions you may have.

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 Gareth 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. 18268761

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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