



63E SLIEVEGALLION DRIVE, ANDERSONSTOWN, BELFAST, BT11

8JP

A superb opportunity to purchase this sizeable duplex apartment, ideally positioned within the heart of Andersonstown, and therefore enjoys tremendous doorstep convenience to an abundance of amenities, to include state-of-the-art leisure facilities, lots of shops, cafes, and excellent transport links along with the Glider service and much more!

With accommodation spread over two stories and this very convenient location, coupled with its elevated position and beautiful views, we have no hesitation in recommending viewing. The accommodation is briefly outlined below.

Two good-sized bedrooms and a white bathroom suite complete the first floor.


On the ground floor there is a spacious and welcoming entrance hall as well as a bright and airy living room that has a solid wooden floor and attractive views; there is also a separate fitted kitchen.

Other qualities include gas-fired central heating and UPVC double glazing.

The apartment is approached via a communal entrance and stairs that lead to the apartment.

Early viewing recommended.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(43-54)	E		
(31-42)	F		
(21-30)	G		
Not energy efficient - higher running costs			
Northern Ireland			
		59	74
		EU Directive 2002/91/EC	

OFFERS OVER £79,950

Key Features

- (CASH OFFERS ONLY) Duplex apartment ideally positioned in the heart of Andersonstown and therefore enjoys tremendous doorstep convenience!
- White bathroom suite on first floor.
- Separate fitted kitchen.
- Close to lots of schools, shops and transport links along with the Glider service.
- Arterial routes, the motorway network and Finaghy railway station are accessible.
- Two good sized bedrooms.
- Bright and airy living room.
- Gas fired central heating / Upvc double glazing.
- Walking distance to an abundance of amenities in Andersonstown including state-of-the-art leisure facilities, cafes, restaurants and much more.
- Early viewing recommended.





GROUND FLOOR

Door entry intercom system.

COMMUNAL ENTRANCE

To;

APARTMENT ENTRANCE

Upvc double glazed front door to;

SPACIOUS HALLWAY

Wood strip floor.

KITCHEN

11'3 x 7'11

Range of high and low level units, single drainer stainless steel 1 1/2 bowl sink unit, built-in hob and underoven, extractor canopy, partially tiled walls.

LIVING ROOM

14'6 x 11'8

Solid wooden floor, attractive views.

FIRST FLOOR

BEDROOM 1

11'11 x 8'4

Built-in robes, laminated wood effect floor.

BEDROOM 2

12'5 x 8'10

Built-in robes, laminated wood effect floor, attractive views.

WHITE BATHROOM SUITE

Bath, electric shower unit, low flush w.c, wash hand basin and storage unit, chrome effect sanitary ware, chrome towel warmer, spotlights.

OUTSIDE

Front patio / garden.

63E SLIEVEGALLION DRIVE, ANDERSONSTOWN, BELFAST, BT11 8JP







63E SLIEVEGALLION DRIVE, ANDERSONSTOWN, BELFAST, BT11 8JP



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 Linda 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. 16822753

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
028 9127 1185

CARRICKFERGUS
028 9336 5986

CAVEHILL
028 9072 9270

DONAGHADEE
028 9188 8000

DOWNPATRICK
028 4461 4101

FORESTSIDE
028 9064 1264

GLENGORMLEY
028 9083 3295

MALONE
028 9066 1929

NEWTOWNARDS
028 9181 1444

RENTAL DIVISION
028 9070 1000



Conor Beirne trading under licence as Ulster Property Sales (Andersonstown)
©Ulster Property Sales is a Registered Trademark