



## 10 MONAGH ROAD, BELFAST, BT11 8EF



Offered for sale chain-free, this attractive end of terrace home is ideally positioned on "Monagh Road" in an extremely popular location that enjoys tremendous doorstep convenience to include accessibility to lots of schools, shops, and transport links along with ease of access to the city centre and an abundance of amenities in Andersonstown along with state-of-the-art leisure facilities, beautiful parklands, and arterial routes, which include the wider motorway network, to name a few!

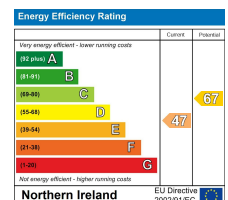
The property offers lots of potential and extends to around 675 sqft; accommodation is briefly outlined below.

Three bedrooms at first-floor level.

On the ground floor there is a bright and airy living room as well as a kitchen and downstairs shower room.

There is also a privately enclosed good-sized rear garden and additional flagged patio as well as a side area and the property has oil-fired central heating and Upvc double glazing.

Early viewing is strongly recommended for this end of terrace that is located within this desirable location.



OFFERS AROUND £119,950

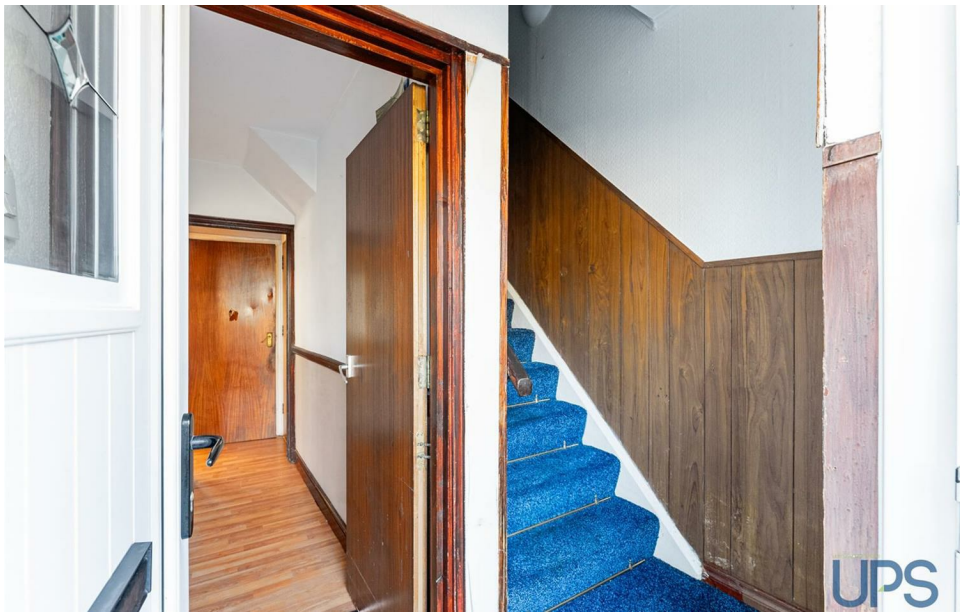


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## Key Features

- End-of-terrace home ideally placed in this extremely popular location that enjoys tremendous doorstep convenience.
- Bright and airy living room.
- Great sized, enclosed rear garden and flagged patio (outdoor tap)
- Offered for sale chain-free and perfectly positioned close to lots of schools, shops, and transport links.
- Arterial routes and the city centre are within reach, as is the wider motorway network and all the amenities on Boucher Road.
- Three bedrooms.
- Kitchen and downstairs shower room.
- Oil-fired central heating / UPVC double glazing.
- An abundance of amenities in Andersonstown are also easily accessible, which includes state-of-the-art leisure facilities, cafes, restaurants, and so much more.
- Early viewing is strongly recommended!





## GROUND FLOOR

Upvc double glazed front door to:

### ENTRANCE HALL

To:

### LIVING ROOM

14'1 x 11'11

Laminated wood effect floor.

### KITCHEN

10'8 x 8'11

Range of high and low level units, single drainer sink unit, Upvc double glazed back door.

### DOWNSTAIRS SHOWER ROOM

Shower facility, electric shower unit, low flush w.c, pedestal wash hand basin, chrome effect sanitary ware, tiled walls, spotlights.

## FIRST FLOOR

### BEDROOM 1

14'5 x 8'11

### BEDROOM 2

11'10 x 8'7

### BEDROOM 3

8'9 x 8'7

### OUTSIDE

Good sized, privately enclosed rear garden and flagged patio, outdoor tap, side area.



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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. 18290676**

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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