



## 7 CULMORE GARDENS, ANDERSONSTOWN, BELFAST, BT11

### 8NS

A rare opportunity to purchase an attractive and red brick mid-terrace home, ideally positioned within the heart of Andersonstown, and therefore enjoys tremendous doorstep convenience to include accessibility to lots of schools, shops, and transport links, along with the Glider service and an abundance of amenities in Andersonstown, including state-of-the-art leisure facilities, and cafes. A superior mid terrace property that enjoys a private, elevated position within this established sought after location that continues to be in high demand. Three excellent, bright double bedrooms and one generous reception room. Fitted kitchen open to a casual dining area. Luxury white bathroom suite. Downstairs cloakroom / w.c. Upvc double glazed windows / doors / eaves and fascia also in Upvc. Oil fired central heating system. Roofspace with slingsby type ladder / storage. Good, fresh presentation throughout. Chain free. Feature first time buy. Well worth a visit.

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			
		66	70

Northern Ireland EU Directive 2002/91/EC

OFFERS AROUND £154,950

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### Key Features

- A superior mid terrace property that enjoys a private, elevated position.
- One generous reception room.
- Luxury white bathroom suite.
- Upvc double glazed windows / doors / eaves and fascia also in Upvc.
- Roofspace with slingsby type ladder / storage.
- Three excellent, bright double bedrooms.
- Fitted kitchen open to a casual dining area.
- Downstairs cloakroom / w.c.
- Oil fired central heating system.
- Good, fresh presentation throughout.





## GROUND FLOOR

### OPEN ENTRANCE PORCH

To;

### ENTRANCE HALL

Ceramic tiled floor, Upvc double glazed entrance door to;

### LOUNGE

14'8 x 14'7

Magnificent fireplace with inset and hearth, wooden effect strip floor, bay window.

### LARGE FITTED KITCHEN / DINING AREA

14'8 x 11'4

Range of high and low level units, 4 ring ceramic hob, underoven, overhead extractor hood, plumbed for washing machine, single drainer stainless steel sink unit, tiling, ceramic tiled floor, casual dining area, Upvc double glazed back door. Inner area to:

### DOWNSTAIRS W.C

Low flush w.c, ceramic tiled floor, tiling. Cloaks / understairs storage.

## FIRST FLOOR

### BEDROOM 1

12'2 x 11'5

Built-in robes.

### BEDROOM 2

11'6 x 10'8

Built-in robes.

### BEDROOM 3

10'8 x 8'4

Built-in robes.

### WHITE BATHROOM SUITE

Panelled bath, pedestal wash hand basin, low flush w.c, tiling, chrome heated towel rail, electric shower unit.

### LANDING

Slinbsy type ladder to;

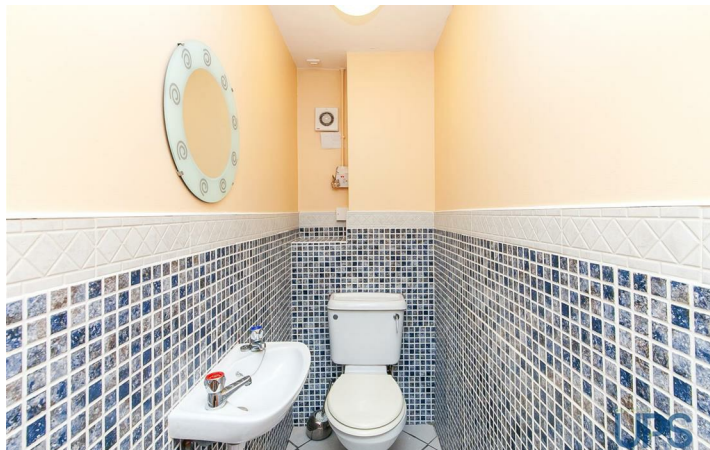
### ROOFSPACE

Storage.

### OUTSIDE

Gardens to front and rear, lawns and feature wall. feature paving and planting to front, access to rear

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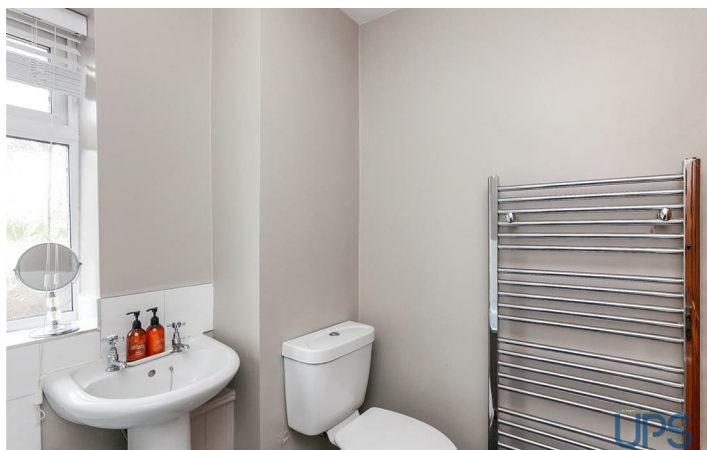
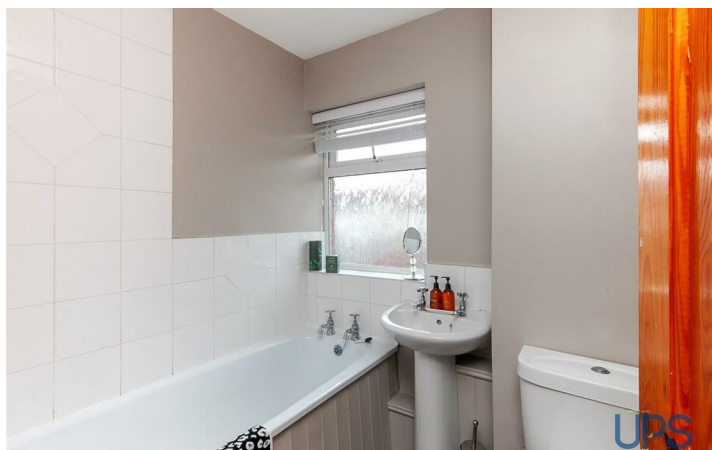








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Questions you may have.

**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 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. 18276417**

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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