

ULSTER PROPERTY SALES

UPS

ANDERSONSTOWN BRANCH

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Antrim, BT11 9BY

028 9060 5200

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**8 MOORELAND PARK,
ANDERSONSTOWN,**

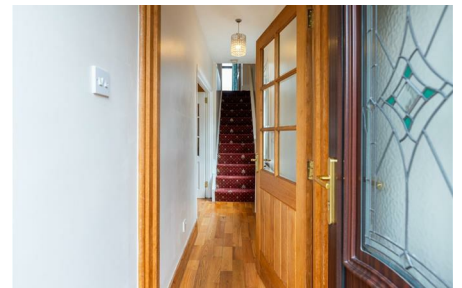
OFFERS AROUND £219,950

A substantial red brick period semi detached extended family home that enjoys a prominent position within this established and highly regarded residential location. Four good bright comfortable bedrooms to include a developed roof-space with Building Control approval. One generous reception room with feature bay window and Canadian Oak solid wooden stripped flooring. Fitted kitchen. White bathroom suite. Oil fired central heating system / Cavity wall insulation. Further white shower suite. Upvc double glazed windows. Feature internal doors / floor coverings. Good presentation. Private and secure rear gardens. Outstanding doorstep convenience within easy walking distance of the Andersonstown Road, an extremely desirable residential location that enjoys accessibility to nearby schools, shops, a short walk to excellent transport links to include the Glider service and of course, an abundance of amenities in Andersonstown to include cafes, restaurants and state-of-the-art leisure facilities. Well worth a visit.



Key Features

- A substantial red brick period semi detached extended family home that enjoys a prominent position within this established and highly regarded residential location.
- Lounge open to a casual dining area.
- White bathroom suite.
- Upvc double glazing
- Private rear gardens.
- Four good bright comfortable bedrooms to include a developed roof-space with Building Control approval.
- Fitted Kitchen
- Oil fired central heating system.
- Further White shower suite
- Well worth a visit.



GROUND FLOOR

Upvc double glazed entrance porch;

ENTRANCE HALL

Wooden stripped floor, double doors to.

LOUNGE / DINING AREA

22'2 11'6

Wooden stripped floor, bay window, feature fireplace, casual dining area.

FITTED KITCHEN

13'1 10'4

Range of high and low level units, formica work surfaces, single drainer stainless steel sink unit, tiling, ceramic tiled floor, plumbed for washing machine, plumbed for dishwasher, Upvc double glazed back door.

FIRST FLOOR

PRINCIPLE BEDROOM 1

14'7" x 12'2"

Feature bay window, wooden effect stripped floor.

BEDROOM 2

9'9 9'3

Wooden effect stripped floor.

BEDROOM 3

9'7 9'3

Wooden effect stripped floor.

WHITE BATHROOM SUITE

Panelled bath, telephone hand shower, pedestal wash hand basin, low flush W.c, tiling.

SECOND FLOOR

BEDROOM 4

13'3 11'4

Feature flooring, storage.

WHITE SHOWER ROOM

Shower cubicle, electric shower unit, low flush w.c, wash hand basin.

OUTSIDE

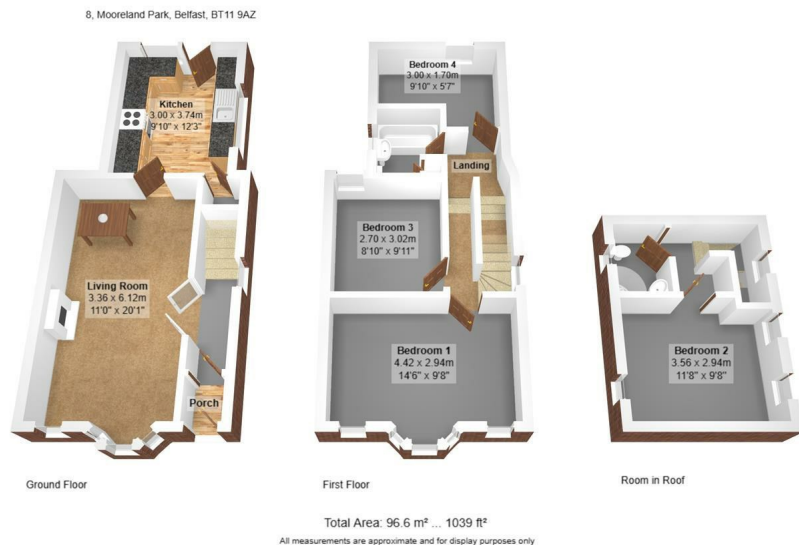
Car-parking to front. Secure walled rear gardens with lawns, neat hedging to front with lawns.











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		
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.

As part of our legal obligations under The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, we are required to verify the identity of both the vendor and purchaser in every property transaction.

To meet these requirements, all estate agents must carry out Customer Due Diligence checks on every party involved in the sale or purchase of a property in the UK.

We outsource these checks to a trusted third-party provider. A charge of £20 + VAT per person will apply to cover this service.

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

NEWTOWARDS
028 9181 1444

RENTAL DIVISION
028 9070 1000



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