



28 MOYARD PARK, BELFAST, CO ANTRIM, BT12 7FS

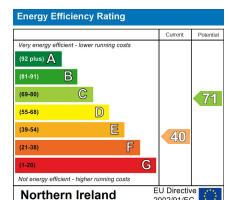
Superbly located in a highly sought-after residential area, this attractive end-of-terrace home offers a rare opportunity to acquire a property with extensive gardens –something increasingly hard to find in today's market. Extending to approximately 1,019 sq ft, the home provides well-appointed living accommodation and is offered for sale chain-free.

The upper floors comprise three well-proportioned bedrooms, a developed roof space offering additional versatility, and a modern white bathroom suite.

On the ground floor, the property welcomes you with a spacious entrance hall, leading to a bright and airy living room positioned privately to the rear of the property. A fitted kitchen completes the ground floor accommodation.

Further benefits include oil-fired central heating and a convenient location close to a wide range of local amenities, including schools, shops, and excellent transport links. The property offers easy access to the motorway network, city centre, and the many facilities available in Andersonstown, including leisure amenities.

Offering excellent potential for further extension (subject to the necessary planning consents), this is a home full of opportunity. Early viewing is highly recommended.



OFFERS OVER £149,950

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Key Features

- A superb end-of-terrace home offering excellent potential, featuring an extensive, privately enclosed side garden—rarely found in today's market.
- Living room privately positioned to the rear of the property.
- White bathroom suite on the first floor.
- Offered for sale chain-free and ideally located in this highly popular area, close to a wide range of schools, shops, and transport links.
- Offering excellent potential and scope to extend further, subject to the necessary consents.
- Three bedrooms plus a developed roof space.
- Kitchen with bay window.
- Oil-fired central heating.
- Easy access to the city centre, arterial routes, the wider motorway network, and an abundance of amenities in Andersonstown.
- Early viewing is strongly recommended for this home, which offers well-appointed living accommodation extending to approximately 1,019 sq ft.





GROUND FLOOR

Upvc double glazed front door to;

ENTRANCE PORCH

Inner door to;

ENTRANCE HALL

Wooden effect strip floor.

KITCHEN

13'5 x 8'3

Range of high and low level units, single drainer sink unit, partially tiled walls, bay window.

LIVING ROOM

14'10 x 12'7

Laminated wood effect floor.

FIRST FLOOR

BEDROOM 1

11'2 x 6'5

BEDROOM 2

11'10 x 8'4

BEDROOM 3

9'7 x 9'0

WHITE BATHROOM SUITE

Bath, electric shower unit, low flush w.c, pedestal wash hand basin.

LANDING

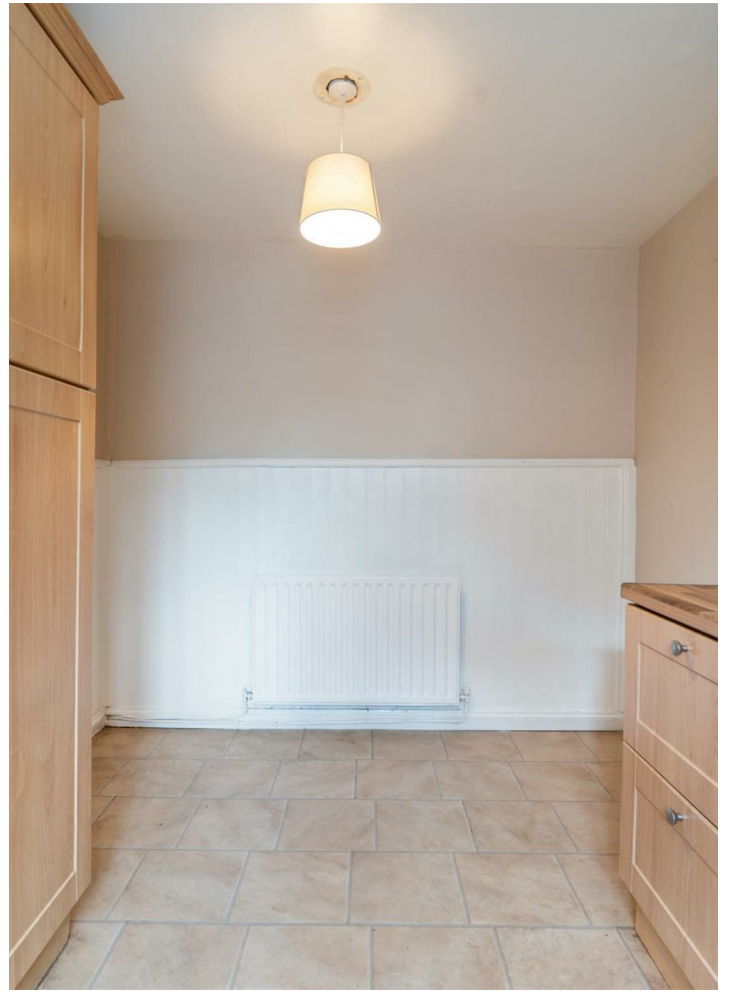
Stairs to;

DEVELOPED ROOFSpace

14'11 x 10'7

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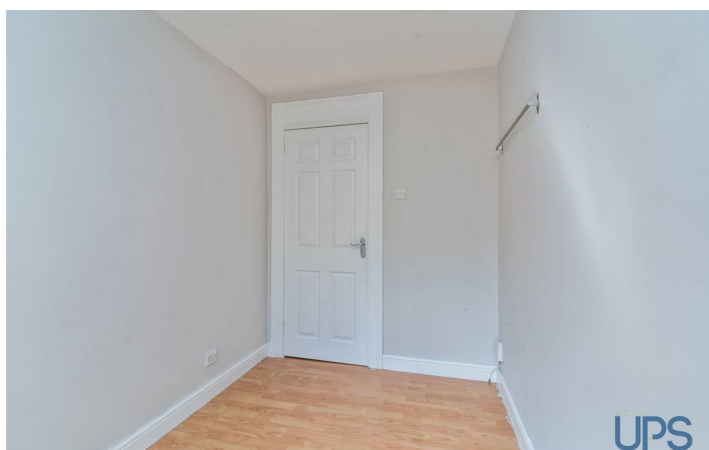








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Questions you may have.

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. 16901426

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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