

ULSTER PROPERTY SALES

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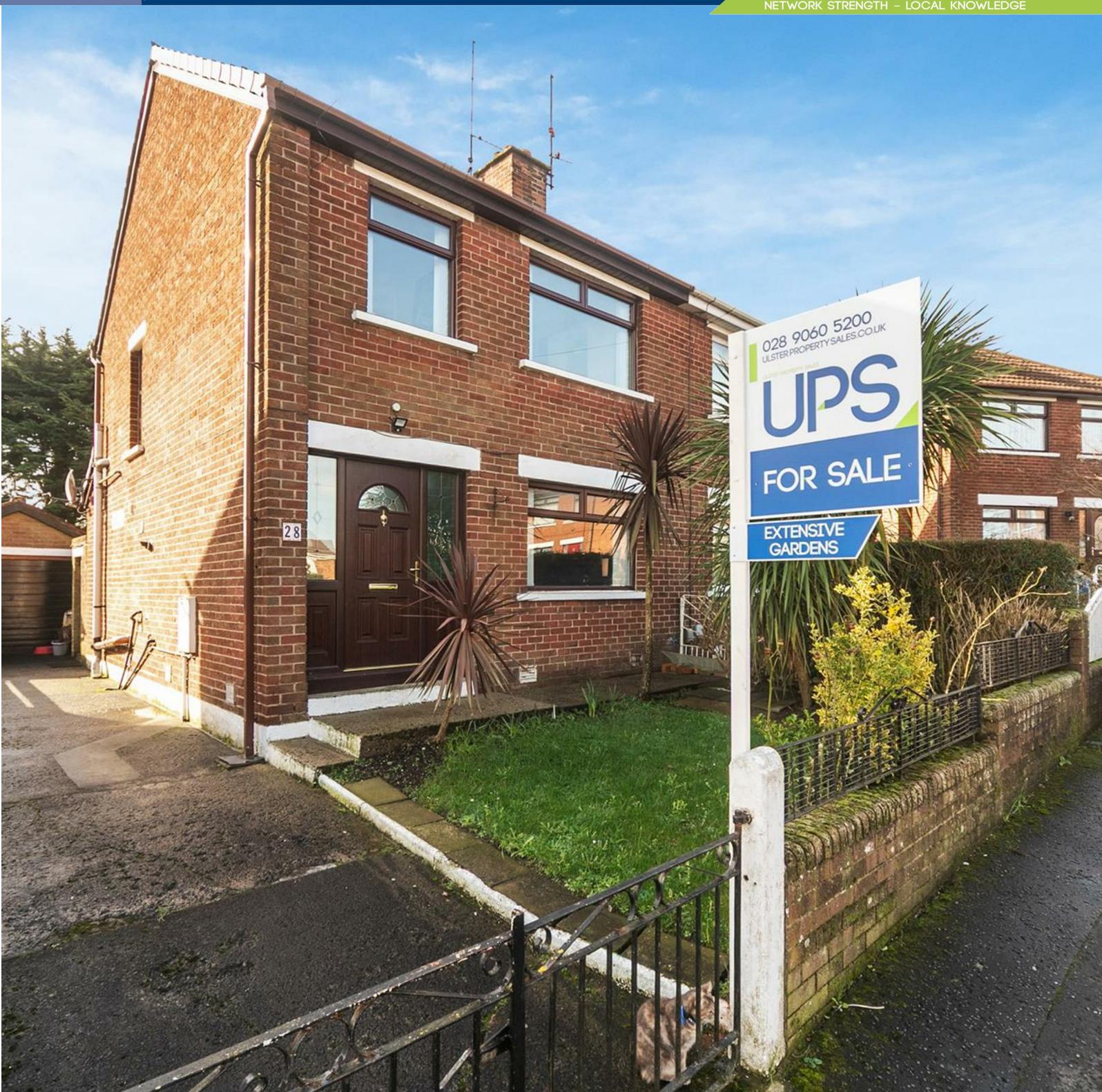
ANDERSONSTOWN BRANCH

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Antrim, BT11 9BY

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**28 STOCKMANS DRIVE,
ANDERSONSTOWN,**

OFFERS AROUND £224,950

An attractive semi-detached home, superbly tucked away in a private cul-de-sac, just a short walk from the amenities of Andersonstown. At the end of the cul-de-sac, a pedestrian walkway provides direct access onto Andersonstown Road, giving exceptionally convenient access to transport links, including the Glider service, arterial routes, and the wider motorway network. Leading schools, shops, cafés, restaurants, and leisure facilities are all nearby.

The property occupies a generous site with extensive gardens enjoying a bright southerly aspect – a rare feature in today's market.

Accommodation includes three first-floor bedrooms and a contemporary shower room. On the ground floor, a welcoming entrance hall with a downstairs WC leads to two reception rooms, including a superb open-plan kitchen seamlessly integrated with the second reception room, creating an excellent space overlooking the mature gardens.

Additional features include gas-fired central heating, uPVC double glazing, off-road parking, and a detached garage with light and power.

The home is close to the Kennedy Centre, Sainsbury's, Lidl, and Westwood Shopping Centre, along with state-of-the-art leisure facilities and a wide range of everyday conveniences.

A very special home in a highly desirable location – early viewing is strongly recommended.



Key Features

- Beautiful semi-detached home, superbly tucked away in a quiet cul-de-sac, within walking distance of all amenities in Andersonstown!
- Three bedrooms.
- Spacious and welcoming entrance hall with a convenient downstairs WC.
- Gas-fired central heating, uPVC double glazing, and a higher-than-average energy rating (EPC C-69).
- On the doorstep of arterial routes, the wider motorway network, and a wide range of schools, shops, and transport links, including the Glider service.
- Magnificent, extensive, and private gardens enjoying a bright southerly aspect.
- Two separate reception rooms, including a rear room that has been opened into the kitchen to create a superb open-plan entertaining space overlooking the impressive gardens.
- Shower room on the first floor.
- Detached garage with light and power.
- A beautiful home with plenty of scope to extend further, subject to normal consents. Early viewing is strongly recommended to avoid disappointment.



GROUND FLOOR

Upvc double glazed front door to spacious and welcoming entrance hall, wooden effect stripped floor, cornicing.

DOWNSTAIRS W.C.

Low-flush W.C., wash hand basin, extractor fan.

LIVING ROOM

LOUNGE / KITCHEN / ENTERTAINING AREA

Luxury up-graded kitchen, range of high and low level units, single drainer stainless steel 1 1/2 bowl sink unit, plumbed for washing machine, built-in hob, stainless steel extractor fan, tiled walls, Upvc double glazed double doors to extensive gardens.

FIRST FLOOR

Attractive stained glass window on landing.

BEDROOM 1

9'6 x 11'1

BEDROOM 2

9'6 x 10'8

BEDROOM 3

7'0 x 7'8

SHOWER ROOM

Shower cubicle, electric shower unit, low-flush w.c., wash hand basin with storage unit, tiled walls.

OUTSIDE

Enclosed by wall, railings, and gates, the property offers off-road parking and a well-maintained front garden. The privately enclosed rear gardens are extensive, well-kept, and enjoy a bright southerly aspect, with a low-maintenance flagged patio and outdoor tap.

DETACHED GARAGE

Up and over door, pedestrian door, light and power.



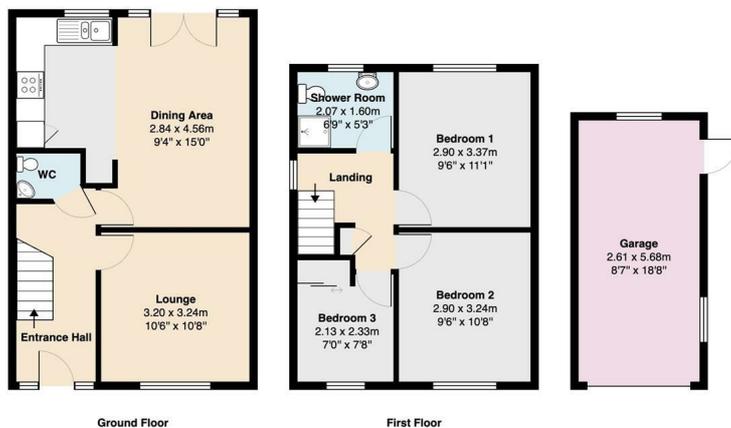








28 Stockmans Drive, BELFAST, BT11 9AU



Total Area: 73.7 m² ... 793 ft² (excluding garage)
All measurements are approximate and for display purposes only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		69	76
(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

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NEWTOWNARDS
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