



11 ST ANNES ROAD, BLACKS ROAD, BELFAST, BT10 0PQ



A superior, well presented and finished end town house that enjoys a prominent south facing position within this popular and established residential area. Four comfortable, well appointed, double bedrooms. Principle bedroom with ensuite shower room. One generous reception room with feature double doors to south facing balcony. Luxury fully fitted kitchen open to a casual dining area. Feature utility room. White bathroom suite. Further W.c on 1st floor landing. Downstairs w.c / cloakroom. Upvc double glazed windows / gas fired central heating system. Large integral garage. Private rear gardens. Outstanding doorstep convenience positioned within the well established Blacks Road area, offering easy access to local Schools, Shops, Upper Lisburn Road, transport links to include a Park and Ride and Glider Service, also excellent connectivity to arterial routes and the City bound motorway network. Good fresh presentation throughout. Well worth a visit.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(94 plus) A		
(81-93) B		
(69-80) C		
(55-68) D		
(39-54) E		
(29-38) F		
(1-28) G		
Not energy efficient - higher running costs		
Northern Ireland EU Directive 2002/91/EC		

OFFERS AROUND £249,950

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Key Features

- A superior, well presented and finished end town house that enjoys a prominent south facing position within this popular location.
- Principle bedroom with ensuite shower room.
- Luxury fully fitted kitchen open to a casual dining area.
- White bathroom suite.
- Upvc double glazed windows / gas central heating system.
- Four comfortable, well appointed, double bedrooms.
- One generous reception room with feature double doors to south facing balcony.
- Feature utility room.
- Downstairs w.c / cloakroom.
- Integral Garage / Car Parking for 2 Cars / Private rear gardens / well worth a visit.





GROUND FLOOR

ENTRANCE HALL

Wooden effect strip floor, cloaks understairs.

DOWNSTAIRS W.C

Low flush w.c, wash hand basin, ceramic tiled floor.

FAMILY ROOM / BEDROOM 4

12'5 x 10'6

UTILITY ROOM

12'9 x 6'1

Range of units, formica work surfaces, single drainer stainless steel sink unit, plumbed for washing machine, garden access.

FIRST FLOOR / LANDING

LOUNGE

17'1 x 13'5

Feature fireplace with inset and hearth, double doors to south facing balcony, double doors to;

LUXURY FITTED KITCHEN / DINING AREA

18'9 x 10'5

Range of high and low level units, formica work surfaces, 4 ring gas hob, under oven, overhead extractor hood, tiling, ceramic tiled floor, plumbed for dishwasher, glazed display units, fridge and freezer. Feature double doors:

SEPARATE W.C.

Low flush w.c, pedestal wash hand basin, ceramic tiled floor.

SECOND FLOOR

PRINCIPLE BEDROOM 1

12'4 x 11'3

Wooden effect strip floor, double built-in robes.

ENSUITE SHOWER ROOM

Fully tiled shower cubicle with electric shower unit, pedestal wash hand basin, low flush w.c, tiled floor, chrome effect sanitary ware.

BEDROOM 2

11'7 x 11'5

Wooden effect strip floor.

BEDROOM 3

12'4 x 8'7

Wooden effect strip floor.

WHITE BATHROOM SUITE

Panelled bath, telephone hand shower, low flush w.c, shower screen, tiling, pedestal wash hand basin, chrome effect sanitary ware, heated towel rail.

INTEGRAL GARAGE

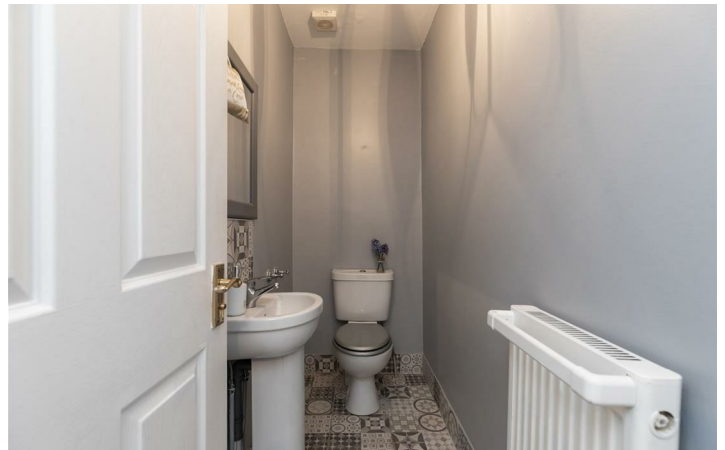
9'9 x 11'8

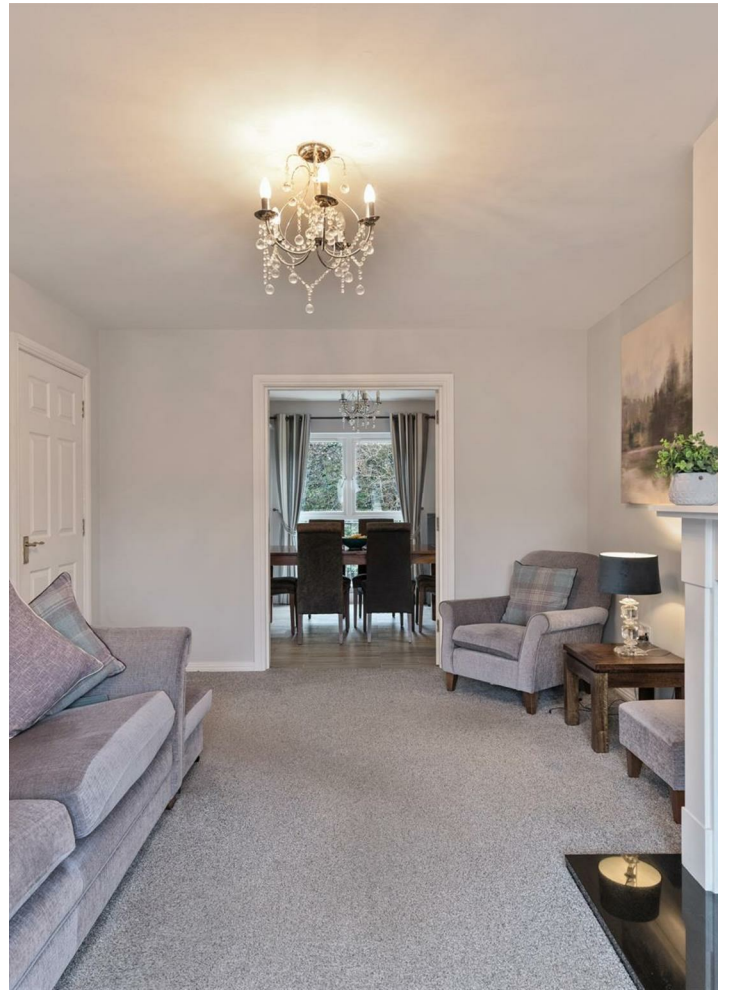
Up and over door. Light and power. Gas Boiler.

OUTSIDE

Driveway / car parking to front, private and secure to rear, mature planting. Feature access to side.

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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 Marguerite 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. 16841511

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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