

ULSTER PROPERTY SALES

UPS

ANDERSONSTOWN BRANCH

138 Andersonstown Road, Belfast,
Antrim, BT11 9BY

028 9060 5200

andersonstown@ulsterpropertysales.co.uk

NETWORK STRENGTH - LOCAL KNOWLEDGE



**36 ANDERSONSTOWN PARK
WEST, BELFAST, BT11 8FN**

OFFERS AROUND £139,950

A superb opportunity to purchase this chain-free end of terrace home ideally placed with an attractive outlook within this highly sought-after residential location that benefits from tremendous doorstep convenience to include accessibility to lots of schools, shops and transport links along with the Glider service and a short walk to the Kennedy Centre with all its services, including Sainsbury's and Argo and also Lidl and Asda/Westwood shopping complex, not to mention an abundance of amenities in Andersonstown, which includes state-of-the-art leisure facilities and much more!

Two bedrooms and a white bathroom suite at first-floor level.

Bright and airy living room and a separate fitted kitchen on the ground floor.

There is also a privately enclosed rear garden enjoying a bright southerly position, and the property has oil-fired central heating and UPVC double glazing.

Properties in this location are in very high demand, and we have no hesitation in recommending an early viewing to avoid disappointment!



Key Features

- A superb opportunity to purchase this attractive end-of-terrace home ideally placed with an attractive outlook on this bright southerly position.
- Sizeable living room.
- Bathroom at first floor.
- Privately enclosed rear garden.
- Excellent transport links close by to include bus, taxi and the Glider service, as well as proximity to the wider motorway network and arterial routes.
- Two bedrooms.
- Separate fitted kitchen.
- Oil-fired central heating / Upvc double glazing.
- Close to an abundance of amenities in Andersonstown, along with state-of-the-art leisure facilities, cafes, restaurants and much more.
- Viewing strongly recommended for this chain-free home.



GROUND FLOOR

Hardwood glass panelled front door to;

ENTRANCE HALL

To;

LIVING ROOM

18'0 x 9'6

KITCHEN

10'5 x 7'9

Range of high and low level units, single drainer stainless steel sink unit.

FIRST FLOOR

BEDROOM 1

14'10 x 8'7

built-in robes.

BEDROOM 2

10'3 x 8'3

WHITE BATHROOM SUITE

Bath, low flush w.c, pedestal wash hand basin, chrome effect sanitary ware, partially tiled walls.

OUTSIDE

Enclosed south facing rear yard, front garden.





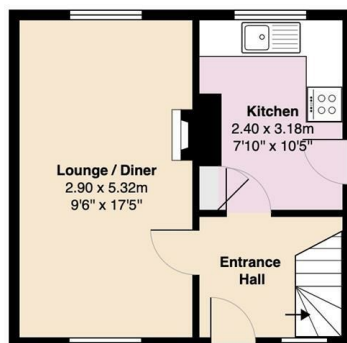




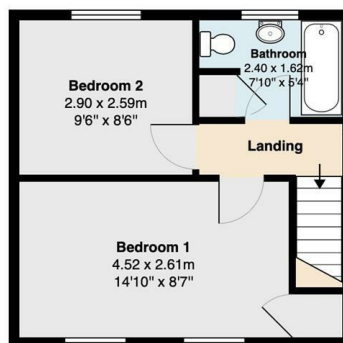


36 Andersonstown Park West, BELFAST, BT11 8FN

ULSTER PROPERTY SALES
UPS



Ground Floor



First Floor

Total Area: 57.7 m² ... 621 ft²

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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	61	70
	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.

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

NEWTOWNARDS
028 9181 1444

RENTAL DIVISION
028 9070 1000



CWS Properties Ltd; Trading under licence as Ulster Property Sales (Newtownards) Reg. No. NI616437;
Registered Office: 324 Upper Newtownards Road, Belfast BT4 3EX
©Ulster Property Sales is a Registered Trademark