



31 CREEVE WALK, ANDERSONSTOWN, BELFAST, BT11 8GU

Superbly placed, tucked away in this private cul-de-sac setting within the heart of Andersonstown, and therefore enjoys accessibility to an abundance of amenities within walking distance, to include lots of schools, shops, and transport links, along with the Glider service, state-of-the-art leisure centre, and much more!

The property extends to around 890 sq ft and enjoys a higher-than-average energy rating (EPC C-71) and has been beautifully presented throughout; the well-appointed living space is briefly outlined below.

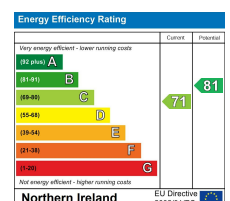
Three good-sized bedrooms and a modern shower room with spotlights and a separate W.C. on the landing complete the first floor.

On the ground floor there is a spacious and welcoming entrance hall with a beautiful herringbone wooden floor as well as a bright and airy living room, also with a beautiful herringbone wooden floor, and a luxury fitted kitchen with some built-in appliances and spotlights that is open plan to a dining space.

The property has gas-fired central heating and uPVC double glazing as well as a well-maintained, privately enclosed rear garden with additional patio space and an outdoor tap.

This established location enjoys proximity to arterial routes, the wider motorway network, and ease of access to the city centre as well as the Kennedy Centre with its many stores and services, which includes Argos and Sainsbury's, and accessibility to both Lidl and Asda/the Westwood shopping complex, and of course, not forgetting Boucher Road.

We strongly recommend viewing this beautiful home early to avoid disappointment!



OFFERS AROUND £179,950

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Key Features

- A rare opportunity to purchase this beautiful home that is superbly placed tucked away in this small and private cul-de-sac setting in the heart of Andersonstown!
- Bright and airy living room with an attractive herringbone wooden floor.
- Modern shower room with separate W.C. on the first floor.
- Well-maintained, privately enclosed rear garden with additional patio space and outdoor tap.
- Close to an abundance of amenities, including lots of schools, shops, and transport links, along with the Glider service and state-of-the-art leisure facilities.
- Three good-sized bedrooms.
- Luxury fitted kitchen with built-in appliances and open plan to a dining space.
- Gas-fired central heating / UPVC double glazing / Higher than average energy rating (EPC C-71)
- Access from the landing via a pull-down ladder to roof space providing storage.
- Proximity to arterial routes, the wider motorway network, and ease of access to the city centre, plus much more—viewing highly recommended!





GROUND FLOOR

Upvc double glazed front door to:

ENTRANCE HALL

Beautiful Herringbone wooden floor.

LIVING ROOM

19'1 x 10'1

Beautiful Herringbone wooden floor.

LUXURY KITCHEN / DINING AREA

11'11 x 11'8

Range of high and low level units, single drainer stainless steel 1 1/2 bowl sink unit, built-in 5 ring gas hob, extractor canopy, built-in oven, integrated fridge and freezer, integrated dishwasher, partially tiled walls, tiled floor, spotlights, open plan to dining space, Upvc double glazed back door.

FIRST FLOOR

BEDROOM 1

10'11 x 6'5

Built-in robes.

BEDROOM 2

11'5 x 11'3

Built-in robes.

BEDROOM 3

12'5 x 6'1

MODERN SHOWER ROOM

Shower cubicle, thermostatically controlled shower unit, wall hung wash hand basin, black effect sanitary ware, spotlights, black effect towel warmer, pvc stripped walls and ceiling, extractor fan.

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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 Andersonstown 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. 18444975

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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