



## APT 2 DOIRE BEAG, 159 ANDERSONSTOWN ROAD, BELFAST, BT11 9EA

Enjoy next-level convenience with every amenity just moments away, including shops, cafes and restaurants, as well as doctors, pharmacies and health services. Not forgetting superb transport links literally on its doorstep, along with bus, taxi and the Glider service, making this accessible ground-floor apartment that has its own front door access a very rare opportunity!

The striking apartment is offered for sale chain-free and has well-appointed living space extending to around 684 sq ft as well as a higher-than-average energy rating (EPC C-78) and is briefly outlined below.

Two double bedrooms, with both bedrooms located privately to the rear of the property, and the principal bedroom has a private ensuite shower room. There is also an additional white bathroom suite along with a bright and airy contemporary open-plan living/kitchen/dining arrangement.

Other qualities include gas-fired central heating and uPVC double glazing as well as communal car parking.

A magnificent home offering comfort, independence and tremendous convenience coupled with this desirable and hugely popular location that seldom presents itself, and we have no hesitation in recommending viewing early to avoid any disappointment.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		78	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

OFFERS AROUND £149,950

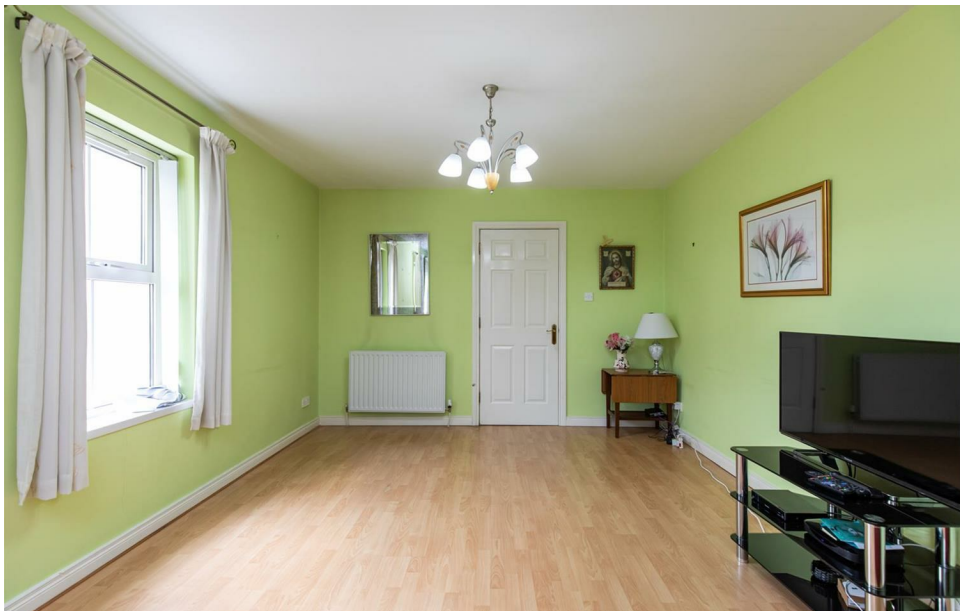


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### Key Features

- Striking accessible ground-floor apartment with its own front door access extending to around 684 sq ft and has a higher than average energy rating (EPC C-78).
- White bathroom suite.
- Gas-fired central heating / uPVC double glazing / Higher than average energy rating (EPC C-78)
- Offered for sale chain-free and fronts onto the established and highly sought-after Andersonstown Road with all of its amenities very easily accessible.
- Arterial routes, the wider motorway network and the city centre are within reach as well as Finaghy train station and beautiful parklands.
- Two good-sized bedrooms are privately placed to the rear of the property, and the principal bedroom has a private ensuite shower room.
- Bright and airy living room which is open plan to a contemporary kitchen/dining/entertaining arrangement.
- Access to communal car parking.
- Perfectly placed close to cafes, restaurants, shops, doctors, pharmacies and health services, plus much more.
- Viewing is strongly recommended for this very special purchase that rarely becomes available!





## GROUND FLOOR

Upvc double glazed front door to;

## ENTRANCE PORCH

Laminated wood effect floor, inner door to;

## SPACIOUS AND WELCOMING ENTRANCE HALL

Laminated wood effect floor.

## LIVING ROOM / KITCHEN / DINING

22'2 x 11'5

Laminated wood effect floor, open plan to;

## KITCHEN

Range of high and low level units, single drainer stainless steel sink unit, plumbed for washing machine, partially tiled walls, built-in hob and underoven, extractor fan.

## BEDROOM 1

11'7 x 10'10

## ENSUITE SHOWER ROOM

Shower cubicle, thermostatically controlled shower unit, low flush w.c, pedestal wash hand basin, chrome effect sanitary ware, extractor fan.

## BEDROOM 2

10'9 9'10

## WHITE BATHROOM SUITE

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

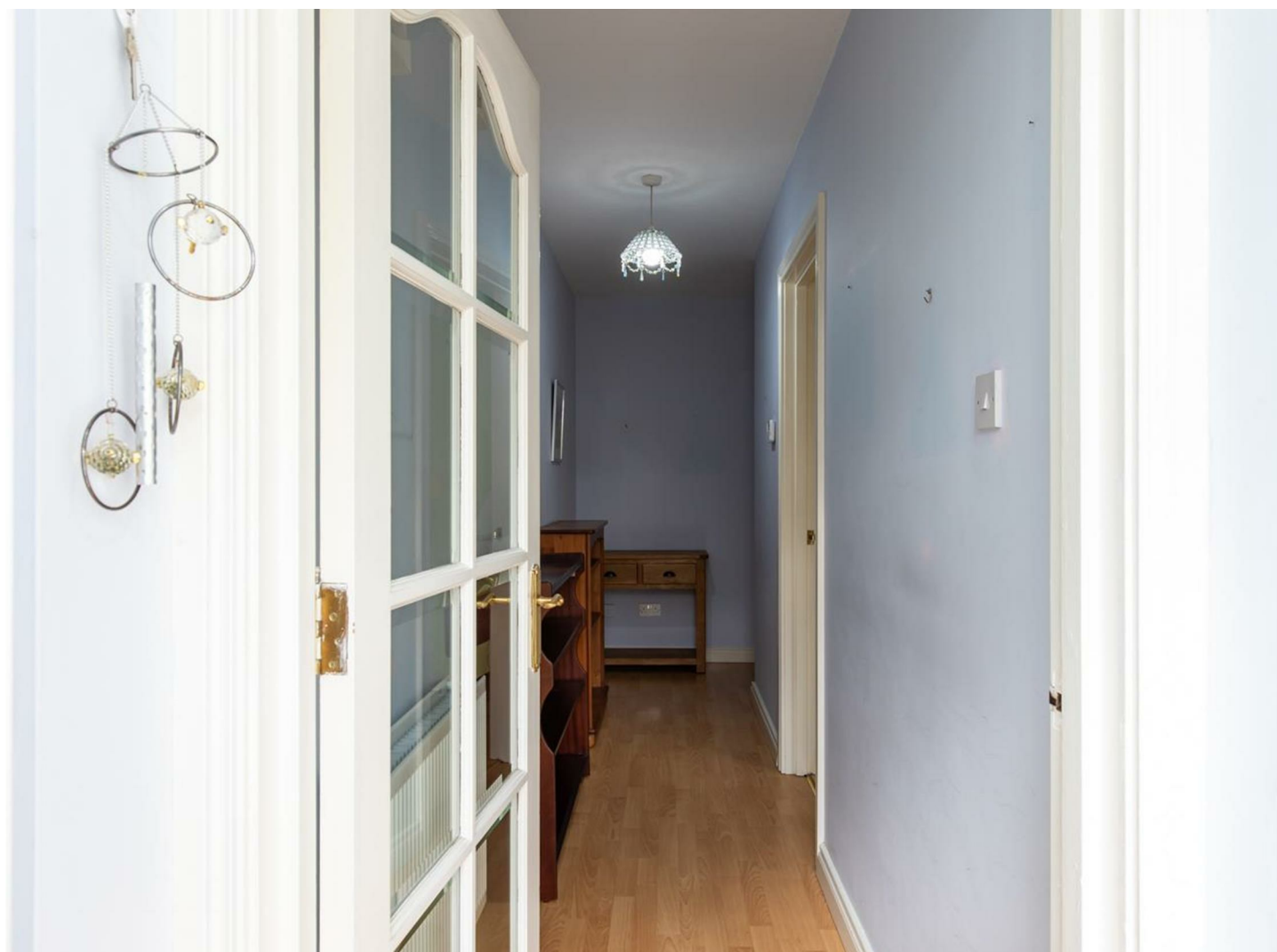
## OUTSIDE

Front mature loose stone communal garden and flagged area - communal car parking.

## SERVICE CHARGES

A service charge of approximately £86.00 per month is payable at present. We recommend that the purchaser and their solicitor confirm the service charge amount and inclusions.

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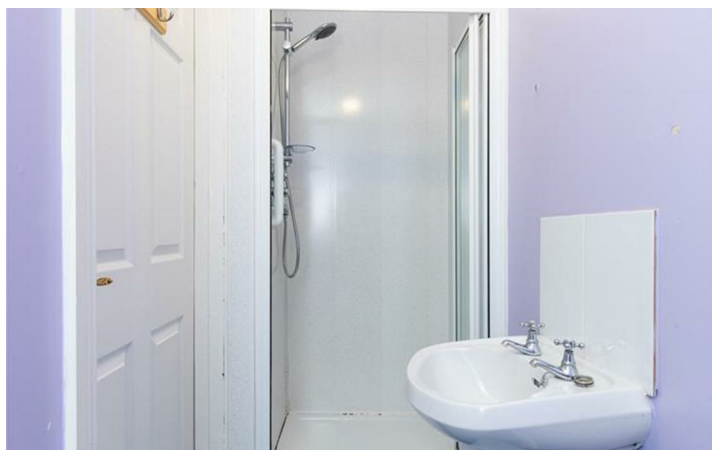








## APT 2 DOIRE BEAG, 159 ANDERSONSTOWN ROAD, BELFAST, BT11 9EA



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. 18460915**

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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