



9 SIULNAMONA COURT, OFF MONAGH BY PASS, BELFAST, BT11 8PZ



A perfect opportunity for first-time buyers and those seeking superb convenience due to being surrounded by an abundance of local amenities, which include lots of schools, shops and excellent transport links along with the Glider service, arterial routes, the wider motorway network and being located close to the bustling heart of Andersonstown with all its many services on offer, some of which include cafes, restaurants and state-of-the-art leisure facilities, this beautiful and upgraded mid-terrace home is a star purchase!

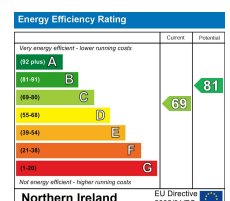
This home enjoys a higher-than-average energy rating (EPC C-69) and offers bright and well-proportioned accommodation that extends to around an impressive 902 sq ft and is briefly outlined below.

Three good-sized bedrooms and a luxury white bathroom suite that has spotlights complete the first floor.

On the ground floor there is a spacious and welcoming entrance hall and a comfortable living room, as well as a luxury high gloss fitted kitchen that was installed around 3 years ago and has a range of built-in appliances and spotlights and is open plan to a sizeable dining/entertaining area which has access to a handy downstairs W.C.

Other qualities include gas-fired central heating and uPVC double glazing, as well as a privately enclosed low-maintenance rear garden that has an outdoor tap.

A beautiful home with access to the city centre and local shopping centres as well as beautiful parklands and so much more – early viewing strongly recommended!



OFFERS AROUND £149,950

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Key Features

- Offering superb convenience due to being surrounded by an abundance of local amenities including schools, shops and transport links.
- Comfortable living room.
- Three bedroom mid terrace home.
- High gloss fitted kitchen installed around 3 years ago with a range of built-in appliances.
- Luxury white bathroom suite with spotlights on first floor. Handy downstairs W.C.
- Gas fired central heating system / uPVC double glazing / Higher than average energy rating (EPC C-69)
- Privately enclosed, low maintenance rear garden enjoying a bright southerly aspect.
- Close to arterial routes, the wider motorway network and an abundance of amenities in Andersonstown.
- A beautiful home with access to the City Centre and local shopping as well as beautiful parklands.
- Early viewing is strongly recommended.



UPS



GROUND FLOOR

Upvc double glazed front door to;

ENTRANCE PORCH

Inner door to;

SPACIOUS AND WELCOMING ENTRANCE HALL

Wooden effect strip floor.

LIVING ROOM

13'5 x 11'2

Wooden effect strip floor.

LUXURY HIGH GLOSS KITCHEN

Range of high and low level units, single drainer sink unit, integrated fridge and freezer, integrated dishwasher, spotlights, excellent storage cupboard, beautiful tiled floor, open plan to sizeable dining area.

DOWNSTAIRS W.C

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

FIRST FLOOR

LANDING

Excellent storage, gas boiler.

LUXURY WHITE BATHROOM SUITE

Electric shower unit, low flush w.c, pedestal wash hand basin, chrome effect sanitary ware, chrome effect towel warmer, spotlights, tiled floor.

BEDROOM 1

Built-in robes, laminated wooden effect floor.

BEDROOM 2

Built-in robes.

BEDROOM 3

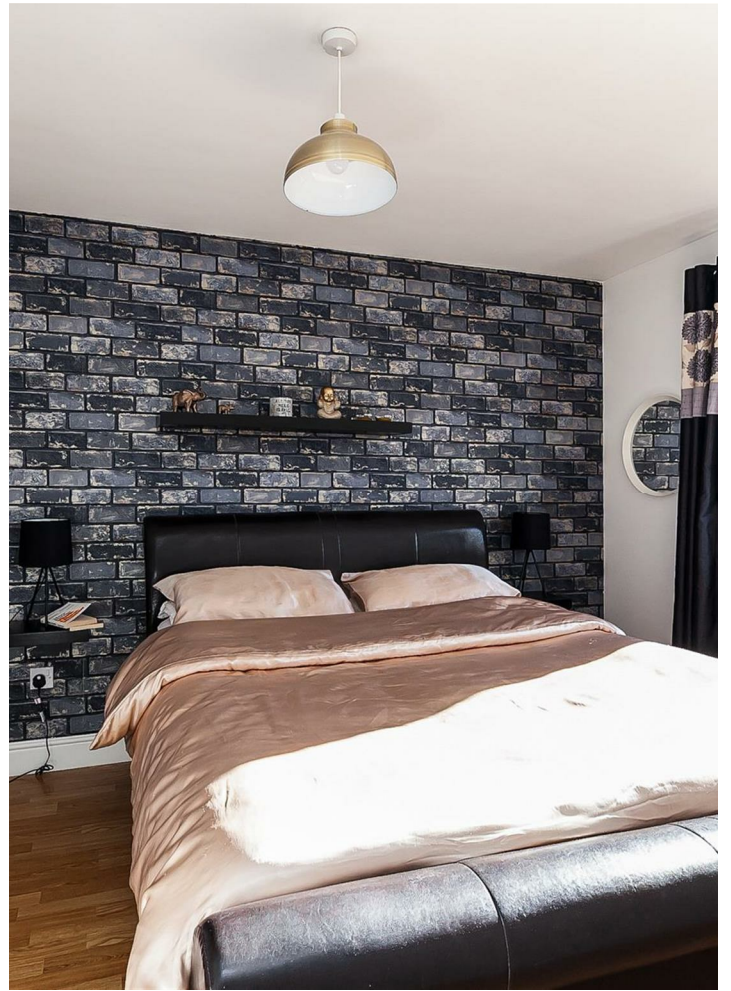
Wooden effect strip floor.

OUTSIDE

Privately enclosed, low maintenance rear garden and decking, outdoor tap.

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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. 18477689

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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