



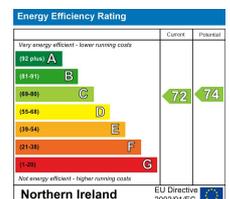
## 134 BINGNIAN DRIVE, ANDERSONSTOWN, BELFAST, BT11 8JD

An extraordinary ground floor three bedroom apartment with it's own private front door access, off road carparking and a front garden, together with a privately enclosed rear garden and patio, and the property is offered for sale chain free and extends to around an impressive 647 sq ft while enjoying tremendous doorstep convenience to lots of nearby amenities, including excellent transport links and of course proximity to Andersonstown with all of the services on offer along with cafes, restaurants, pharmacies and health services plus supermarkets and much more!

The property has a higher than average energy rating (EPC C-72) and is ideally placed close to the Glen and Andersonstown Roads and the well appointed and spacious accommodation is briefly outlined below.

Three good sized bedrooms and a bright and airy living room that has access to a separate fitted kitchen. There is also a white bathroom suite and the property has double glazing together with gas fired central heating ( a new gas boiler was installed around a year ago )

Early viewing is strongly recommended for this home that has so much potential.



OFFERS AROUND £129,950

## Key Features

- An extraordinarily accessible ground-floor, three-bedroom apartment with its own front door access, off-road car parking and front and rear gardens.
- Bright and airy living room with a bay window and access to a separate fitted kitchen that has direct access onto the privately enclosed rear garden.
- Double glazing / Gas-fired central heating system (new boiler installed around a year ago) / Higher than average energy rating (EPC C-72)
- An abundance of amenities are close by, as are excellent transport links, along with the Glider service, arterial routes and the wider motorway network.
- Versatile accommodation on one accessible ground floor level within the heart of Andersonstown and therefore enjoys tremendous doorstep convenience.
- Three good sized bedrooms.
- White bathroom suite.
- Offered for sale chain-free and enjoys this superb setting within a short walk to the Glen and Andersonstown Roads.
- Lots of nearby schools and shops, as well as cafes, restaurants, health facilities and state-of-the-art leisure facilities.
- Early viewing is strongly recommended for this attractive ground-floor apartment that offers so much potential.





## GROUND FLOOR

Upvc front door to;

### SPACIOUS AND WELCOMING ENTRANCE HALL

Wooden effect strip floor.

### BEDROOM 1

11'1 x 10'9

### BEDROOM 2

11'8 x 8'11

### BEDROOM 3

9'3 x 8'2

### WHITE BATHROOM SUITE

Bath, thermostatically controlled shower unit, low flush w.c, pedestal wash hand basin.

### LIVING ROOM

17'2 x 10'11

Wooden effect strip floor, bay window.

### SEPARATE KITCHEN

9'10 x 7'11

Range of high and low level units, single drainer stainless steel 1 1/2 bowl sink unit, tiled floor, plumbed for washing machine.

### OUTSIDE

Enclosed rear garden, outhouse, off road carparking, front garden.

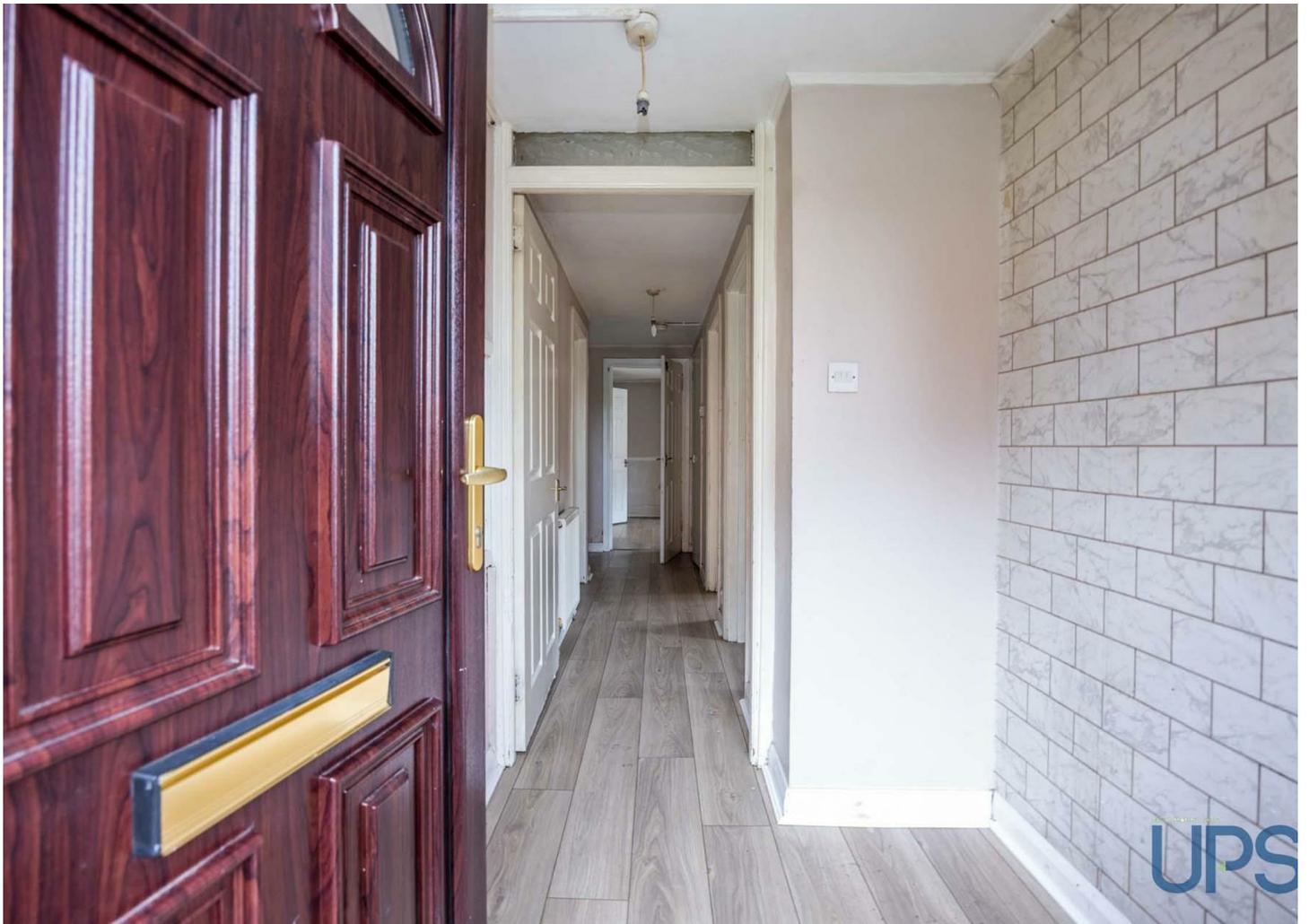
### SERVICE CHARGE

A service charge of approximately £28.44 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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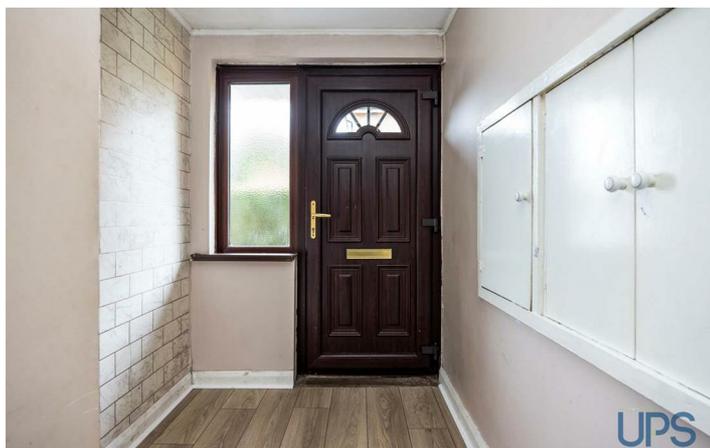
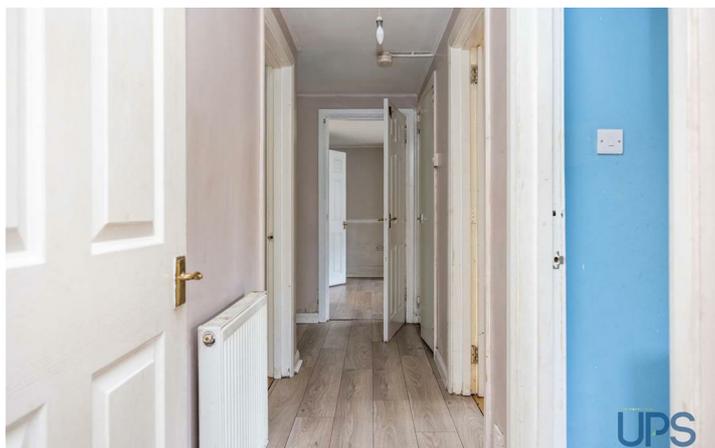








# 134 BINGNIAN DRIVE, ANDERSONSTOWN, BELFAST, BT11 8JD



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. 18478096**

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

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