

ULSTER PROPERTY SALES

# UPS

**ANDERSONSTOWN BRANCH**

138 Andersonstown Road, Belfast,  
Antrim, BT11 9BY

**028 9060 5200**

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**6 MOORELAND PARK,  
ANDERSONSTOWN,**

**OFFERS AROUND £199,950**

An attractive red brick semi-detached home boasting excellent kerb appeal, perfectly positioned just off the well-established Andersonstown Road. This location offers unmatched convenience with a short walk to numerous schools, shops, and transport links, including the Glider service. Enjoy easy access to state-of-the-art leisure facilities, popular cafes, restaurants, and several local shopping centres.

Commuters will appreciate proximity to major arterial routes and the wider motorway network.

Offering approximately 782 sq ft of well-laid-out accommodation, this chain-free property is ideal for those seeking a home with great potential.

The first floor comprises three bedrooms and a modern shower room.

On the ground floor, a spacious and welcoming entrance hall leads to a bright living room featuring a bay window, flowing seamlessly into the dining area. The fitted kitchen benefits from double doors opening onto a privately enclosed rear garden.

Additional features include off-road parking, gas-fired central heating, and double glazing throughout.

This home represents a rare opportunity to secure a property in a highly sought-after location with exceptional convenience and potential. Early viewing is strongly recommended.



## Key Features

- An attractive red brick semi-detached home boasting excellent kerb appeal, perfectly positioned just off the well-established Andersonstown Road – only a short walk from an abundance of local amenities.
- Spacious entrance hall; bright living room with bay window, open to dining area.
- Off-road parking.
- Prime location offering unmatched convenience with a short walk to numerous schools, shops, and transport links, plus much more.
- Chain-free property, ideal for those seeking great potential in a well-established, highly desirable, family-friendly location.
- Three bedrooms and shower suite on first floor; principal bedroom with bay window and lots of natural light.
- Fitted kitchen with double doors opening to a privately enclosed rear garden.
- Gas-fired central heating and double glazing.
- Excellent transport links nearby, including the Glider service, main arterial routes, motorway access, and convenient access to everything you need.
- Arrange an early viewing to avoid disappointment.



### GROUND FLOOR

Upvc double glazed front door to;

#### ENTRANCE PORCH

Tiled floor, hardwood glass panelled inner door to;

#### ENTRANCE HALL

Tiled floor.

#### LIVING ROOM

15'9 x 10'11

Bay window, cornicing, access to;

#### DINING AREA

11 x 6'8

#### KITCHEN

13'0 x 10'8

Range of high and low level units, single drainer stainless steel sink unit, Upvc double glazed double doors to rear.

### FIRST FLOOR

#### BEDROOM 1

13'5 x 13'5

Bay window.

#### BEDROOM 2

9'10 x 9'2

#### BEDROOM 3

10'1 x 9'3

#### SHOWER ROOM

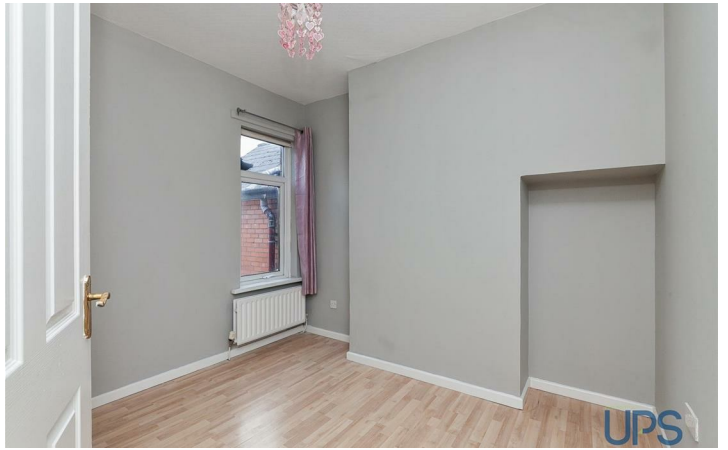
Shower cubicle, electric shower unit, low flush w.c, pedestal wash hand basin.

#### OUTSIDE

Enclosed rear garden. Off-road car parking to the front.





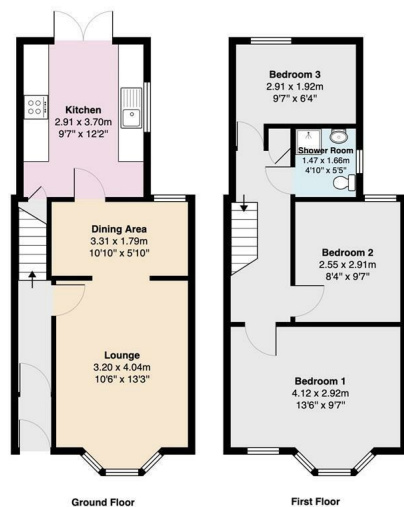






6 Mooreland Park, BELFAST, BT11 9AZ

UPS



Total Area: 72.7 m<sup>2</sup> ... 782 ft<sup>2</sup>  
All measurements are approximate and for display purposes only

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

As part of our legal obligations under The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, we are required to verify the identity of both the vendor and purchaser in every property transaction.

To meet these requirements, all estate agents must carry out Customer Due Diligence checks on every party involved in the sale or purchase of a property in the UK.

We outsource these checks to a trusted third-party provider. A charge of £20 + VAT per person will apply to cover this service.

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



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