



36 ST. ANNES ROAD, BLACKS ROAD, BELFAST, BT10 0PQ

An outstanding well presented and finished family home with a private and secure rear garden within this established residential development. Boasting versatile accommodation this home offers three good bedrooms / Principe bedroom with ensuite shower room and one generous reception room or alternatively two good bedrooms and two separate reception rooms to include 1st floor lounge or 3rd bedroom. Feature luxurious fitted kitchen open to living / dining area with feature patio doors. Luxury white bathroom suite. Upvc double glazed windows / doors / eaves and fascia in also finished in Upvc. Gas central heating system / feature gas burner. Downstairs cloakroom / w.c. Feature flooring / internal doors. Good, fresh youthful presentation throughout. Private and secure extensive lawned rear gardens. Large integral garage / currently as office / work from home space. Fantastic Black's Road convenience within walking distance to leading schools, shops, transport links, M1 motorway and Blacks Road Park and Ride. well worth an visit.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(94 plus) A			
(81-93) B			
(69-80) C			
(55-68) D			
(43-54) E			
(31-42) F			
(13-30) G			
Not energy efficient - higher running costs			
Northern Ireland		73	73
EU Directive 2002/91/EC			

OFFERS OVER £235,000

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Key Features

- An impressive family home within this established residential development that enjoys all the convenience offered by the Blacks Road location.
- Principle bedroom with ensuite sower room / Luxury fitted kitchen open to living / dining area with feature patio doors.
- Upvc double glazed windows / doors /eaves and fascia also in Upvc.
- Downstairs cloakroom / w.c.
- Extensive private lawned gardens to rear.
- Three good bedrooms and one reception rooms / alternatively two bedrooms and two reception rooms to include 1st floor lounge or 3rd bedroom.
- Luxury white bathroom suite.
- Gas central heating system.
- Large integral garage / office / work from home space.
- Well worth a visit.





GROUND FLOOR

Upvc double glazed entrance door to;

SPACIOUS ENTRANCE HALL

Feature tiled floor, built-in cloaks, separate storage understairs.

DOWNSTAIRS W.C

Low flush w.c, wash hand basin, vanity unit, tiling, heated towel rail, feature tiled flooring.

LOUNGE / KITCHEN / DINING

19'7 x 19'7

Open to full range of high and low level units, feature work tops, brick effect tiled walls, 4 ring gas hob, underoven, overhead extractor hood, Belfast sink unit, integrated fridge and freezer, feature tiled floor, Upvc double glazed patio doors, downlighters.

FIRST FLOOR

PRINCIPLE BEDROOM 1

13'8 x 10'4

ENSUITE SHOWER ROOM

Fully tiled shower cubicle with electric shower unit, low flush w.c, pedestal wash hand basin, ceramic tiled floor, tiling.

BEDROOM 2

11'7 x 9'1

LOUNGE / BEDROOM 3

20'0 x 12'9

Feature cast iron gas stove, wood strip floor.

WHITE BATHROOM SUITE

Panelled bath, pedestal wash hand basin, low flush w.c, tiling, ceramic tiled floor, thermostatically controlled shower unit.

ROOFSpace

Approached via slingsby type ladder.

INTEGRAL GARAGE / OFFICE / WORK FROM HOME SPACE

Light and power, feature gas boiler.

OUTSIDE

Double car parking spaces to front while extensive landscaped, secure gardens to rear, lawned, flagging with fencing.

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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. 18511212

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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