



89 MONAGH DRIVE, BELFAST, BT11 8EE



A rare opportunity to purchase this sizeable mid-terrace home of approximately 754 sq. ft. superbly positioned in a quiet and small cul-de-sac that very rarely becomes available. This is the first time the property has come to the market since it was originally built.

The property offers well-balanced accommodation with four generously sized bedrooms at first floor level. On the ground floor, there is a spacious and welcoming entrance hall leading to a bright living room positioned to the rear of the property. The living room opens into a good-sized fitted kitchen with an open-plan dining area.

Externally, the home benefits from an impressive, privately enclosed rear garden with a flagged patio area. Further features include gas-fired central heating and uPVC double glazing throughout.

Occupying a highly sought-after location, the property enjoys exceptional convenience to a wide range of local amenities including schools, shops and transport links, with easy accessibility to the city centre. The area also offers an abundance of facilities in Andersonstown such as state-of-the-art leisure centres, beautiful parklands, and the wider motorway network.

This rare opportunity is not to be missed. Offered for sale chain-free, early viewing is strongly recommended to avoid disappointment.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(94 plus) A		
(81-93) B		
(69-80) C		
(55-68) D		
(39-54) E		
(29-38) F		
(1-28) G		
Not energy efficient - higher running costs		
Northern Ireland EU Directive 2002/91/EC		

OFFERS OVER £149,950

Key Features

- Perfectly positioned in a quiet, rarely available cul-de-sac that offers exceptional convenience right on your doorstep.
- Bright and airy living room ideally placed to the rear of the property.
- Downstairs white bathroom suite.
- Good-sized, eye-catching, privately enclosed rear garden and patio.
- Accessibility to arterial routes, the wider motorway network and proximity to the city centre and Andersonstown.
- Four good-sized bedrooms.
- Kitchen open plan to dining space.
- Gas-fired central heating / UPVC double glazing.
- Offered for sale chain-free and superbly located close to lots of schools, shops and transport links.
- Early viewing strongly recommended!





GROUND FLOOR

Upvc double glazed front door to welcoming entrance hall.

DOWNSTAIRS WHITE

BATHROOM SUITE

Bath, low-flush W.C, wash hand basin, tiled walls and floor.

LIVING ROOM

13'0 11'2

Upvc double glazed back door leading to well-maintained, private gardens. Access from the living room to;

KITCHEN / DINING AREA

19'0 7'0

Range of high and low-level units, single drainer stainless steel sink unit, open plan to dining space.

FIRST FLOOR

BEDROOM 1

12'2 7'4

BEDROOM 2

10'5 6'7

BEDROOM 3

9'7 9'5

BEDROOM 4

9'6 9'4

OUTSIDE

Eye-catching privately enclosed, good-sized rear garden and additional good-sized flagged patio.

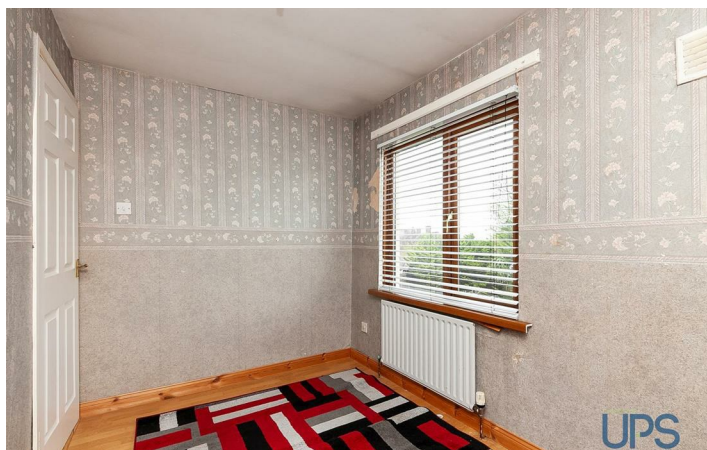
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Questions you may have.

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 Gareth 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. 18517188

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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