

ULSTER PROPERTY SALES

UPS

ANDERSONSTOWN BRANCH

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Antrim, BT11 9BY

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**116 MONAGH ROAD,
BELFAST, ANTRIM, BT11**

OFFERS AROUND £142,500

A rare opportunity to acquire this chain-free, extended semi-detached home, superbly positioned in a highly sought-after and convenient residential area. The property enjoys close proximity to a wide range of amenities including excellent schools, shops, transport links, and all that Andersonstown has to offer—such as leisure facilities, cafés, restaurants, and much more.

Featuring four bedrooms, including an accessible ground-floor bedroom, the home also offers one reception room, a separate fitted kitchen, and a convenient ground-floor shower room.

Additional benefits include off-street parking leading to an attached garage with an automated electric door, lighting, and power supply. The property further enjoys gas-fired central heating and uPVC double glazing.

The rear of the home boasts an enclosed, low-maintenance flagged garden, and there are local shops just a short distance away.

Early viewing is highly recommended to avoid disappointment.



Key Features

- A rare opportunity to purchase this extended semi-detached home, offered for sale chain-free and ideally positioned in this sought-after location.
- One reception room.
- Downstairs shower room.
- Off-road car parking leading to an attached garage with an automated electric door, lighting, power, and a pedestrian door.
- Close to numerous schools, shops, and transport links, with an abundance of amenities in Andersonstown, including state-of-the-art leisure facilities and much more.
- Four bedrooms, including an accessible bedroom on the ground floor.
- Separate fitted kitchen.
- Gas fired central heating / Upvc double glazing.
- Enclosed, low-maintenance flagged rear garden.
- Early viewing strongly recommended!



GROUND FLOOR

Upvc front door to.

LIVING ROOM

17'3 15'4

Parquet floor, bay window.

KITCHEN

10'7 7'11

Range of high and low level units, single drainer stainless steel 1 1/2 bowl sink unit.

DOWNSTAIRS SHOWER ROOM

Shower facility, low flush w.c., wash hand basin, tiled walls and floor, extractor fan.

BEDROOM 4

10'7 10'1

FIRST FLOOR

BEDROOM 1

14'4 8'8

BEDROOM 2

11'3 8'0

BEDROOM 3

8'9 8'8

OUTSIDE

Enclosed rear flagged garden. Off street car-parking to front leading to;

ATTACHED GARAGE

17'9 14'0

Automated electric garage door, light and power, pedestrian door.











116 Monagh Road, BELFAST, BT11 8EG



Total Area: 86.7 m² ... 933 ft² (excluding garage)
All measurements are approximate and for display purposes only

| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| Northern Ireland | 67 | 78 |
| | | 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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