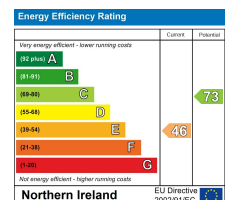




## 11 LADYBROOK DRIVE, FINAGHY ROAD NORTH, BELFAST, BT11 9EZ



An attractive, well maintained and presented, extended semi detached chalet bungalow that enjoys a mature, landscaped position within this highly regarded, established, residential location off Finaghy Road North. Three bright, comfortable bedrooms to include an extended principle bedroom and one reception room or alternatively two bedrooms and two reception rooms. Fitted kitchen with casual dining area. Luxury white contemporary shower suite. Upvc double glazed windows. Oil fired central heating system. Large detached garage. Fantastic doorstep convenience within this established and highly sought after location enjoying close proximity to Schools, Shops, transport links to include a short walk to Finaghy Train Station and the abundance of amenities on offer within the Andersonstown area. Good, fresh, youthful presentation throughout. Well worth an inspection.



**OFFERS AROUND £224,950**

# 11 LADYBROOK DRIVE, FINAGHY ROAD NORTH, BELFAST, BT11 9EZ

## Key Features

- Attractive, well maintained and presented, extended semi detached chalet bungalow.
- Fitted kitchen with casual dining area.
- Upvc double glazed windows.
- Large detached garage.
- Good, fresh, youthful presentation throughout.
- Three bright, comfortable bedrooms to include an extended principle bedrooms and one reception room or alternatively two bedrooms and two reception rooms.
- Luxury white contemporary shower suite.
- Oil fired central heating system.
- Fantastic doorstep convenience.
- Early viewing recommended.







## GROUND FLOOR

Feature composite entrance door to;

## ENTRANCE HALL

Wooden effect strip floor.

## LOUNGE

13'5 x 11'3

Feature stone fireplace with inset and hearth.

## FITTED KITCHEN / DINING AREA

14'2 x 10'10

Range of high and low level units, formica work surfaces, tiling, ceramic tiled floor. Plumbed for washing machine, feature back door, garden access.

## EXTENDED FAMILY ROOM / BEDROOM 1

17'6 x 9'5

Feature windows.

## FEATURE WHITE SHOWER SUITE

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

## FIRST FLOOR

### BEDROOM 2

12'8 x 12'4

Storage into eaves.

### BEDROOM 3

12'8 x 8'5

Hotpress, storage into eaves.

## OUTSIDE

Driveway to front and side, private landscaped rear gardens, flagged and paved with raised planting and fencing.

## LARGE DETACHED GARAGE

Up and over door, light and power, housed oil fired boiler.

**11 LADYBROOK DRIVE, FINAGHY ROAD NORTH, BELFAST, BT11 9EZ**













# 11 LADYBROOK DRIVE, FINAGHY ROAD NORTH, BELFAST, BT11 9EZ



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. 18538942**

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

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

FORETSIDE  
028 9064 1264

GLENGORMLEY  
028 9083 3295

MALONE  
028 9066 1929

NEWTOWNARDS  
028 9181 1444

RENTAL DIVISION  
028 9070 1000



Conor Beirne trading under licence as Ulster Property Sales (Andersonstown)  
©Ulster Property Sales is a Registered Trademark