



## 78 ANDERSONSTOWN PARK, BELFAST, BT11 8FH



A comfortable, semi detached, extended family home that enjoys a prominent corner position within this established residential area that continues to be in high demand with first time buyers and young families. Three good, bright, comfortable bedrooms. Extended lounge / dining room with feature bay window and double patio doors. Extended fitted kitchen / dining area. Extended Downstairs cloakroom / w.c. Luxury white shower suite. Upvc double glazed windows / main roof re-slatted. Gas fired central heating system. Workshop / storage to rear. Feature pillars / double gates to car parking. Gardens to front and side. Fantastic doorstep convenience, within a short walk to the Kennedy Centre to include Argos, Sainsbury's, Lidl and Asda / Westwood shopping complex. An abundance of amenities in Andersonstown to include cafes, restaurants and leisure facilities. with excellent transport links and the Glider service all close by. Well worth a visit. Chain free.

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(94 plus) <b>A</b>		
(81-93) <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		
	70	76
Northern Ireland EU Directive 2002/91/EC		

**OFFERS AROUND £184,950**



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### Key Features

- A comfortable semi detached, extended family home that enjoys a prominent corner position within this established residential area that continues to be in high demand with first time buyers and young families.
- Three good, bright, comfortable bedrooms.
- Extended lounge / dining room with feature bay window and double patio doors.
- Extended fitted kitchen / dining area.
- Extended Downstairs cloakroom / w.c.
- Luxury white shower suite.
- Upvc double glazed windows / main roof re-slatted.
- Gas fired central heating.
- Generous corner site with ample car parking.
- Chain free / Well worth a visit.





## GROUND FLOOR

### ENTRANCE HALL

To;

### LOUNGE

20'8 x 14'6

Feature fireplace with inset and hearth, storage understairs, patio door, wooden effect strip floor.

### EXTENDED FITTED KITCHEN / DINING AREA.

13'8 x 8'5

Range of high and low level units, formica work surfaces, single drainer modern sink unit, tiling, plumbed for washing machine.

### REAR PORCH

uPVC double glazed door.

### EXTENDED DOWNSTAIRS

#### W.C

Wash hand basin with vanity unit, low flush w.c.

### WORKSHOP / STORE

12'8 x 7'4

Storage

## FIRST FLOOR

### BEDROOM 1

11'1 x 9'8

### BEDROOM 2

9'3 x 8'8

Built-in robes, gas boiler.

### BEDROOM 3

6'8 x 5'7

## LUXURY SHOWER ROOM

Feature Shower cubicle, electric shower unit, wash hand basin with vanity unit, pvc wall coverings.

## OUTSIDE

Extensive Corner site with gardens to front and side with lawns and hedging, feature double gates to driveway with ample car parking.



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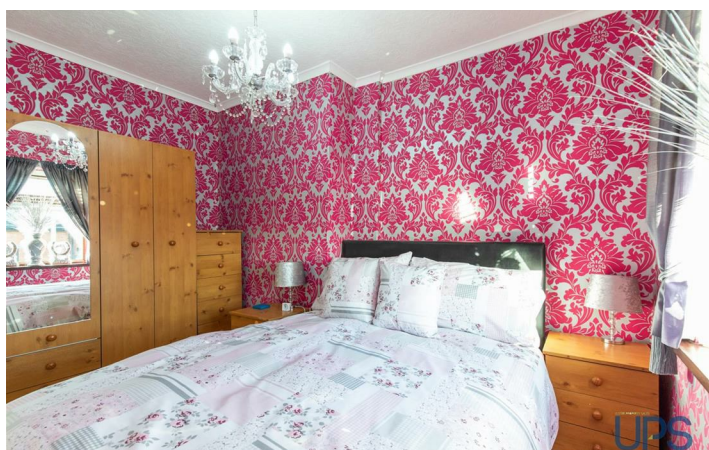








## 78 ANDERSONSTOWN PARK, BELFAST, BT11 8FH



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. 18542870**

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

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