

11 MAYFIELD SQUARE, BLACKS ROAD, BELFAST, BT10 0QR



A comfortable, well maintained and presented semi detached family home that enjoys a prime position within this established residential development off the increasingly popular Blacks Road. Three good, bright well appointed bedrooms, Principle bedroom with ensuite shower room. One generous reception room with feature fireplace, double doors to; Luxury fitted kitchen open to a casual dining area with feature patio doors. White bathroom suite. Downstairs w.c. Upvc double glazed windows / gas fired central heating system. Extensive landscaped private and secure rear gardens in neat lawns, flagging and fencing with excellent car parking to front. Fantastic doorstep convenience to include accessibility to leading Schools, Shops and transport links to include the Glider service / Blacks Road Park & Ride with major Road network connections / M1 city bound / Upper Lisburn Road are all nearby. Only upon viewing can this magnificent first time buy be truly appreciated, well worth a visit. Chain free.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	74	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland EU Directive 2002/91/EC			

OFFERS AROUND £235,000

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Key Features

- Beautiful well maintained and presented comfortable semi detached family home.
- Principle bedroom with ensuite shower room.
- Luxury fitted kitchen open to a casual dining area with patio doors / garden access.
- Downstairs w.c.
- Extensive, private and secure landscaped rear gardens / Open aspect to front.
- Three good, bright well appointed bedrooms.
- One generous reception room with feature fireplace and double doors.
- White bathroom suite.
- Upvc double glazed windows / gas fired central heating system.
- Fantastic doorstep convenience / Excellent first time buy / Chain Free.





GROUND FLOOR

Upvc double glazed entrance door to;

ENTRANCE HALL

Wooden effect strip floor, storage downstairs, low flush w.c.

LOUNGE

17'5 x 12'0

Feature fireplace with inset and hearth, wooden stripped floor, feature double doors to;

LUXURY FITTED KITCHEN / DINING AREA

18'8 x 12'0

Range of high and low level units, formica work surfaces, 4 ring hob, overhead extractor hood, plumbed for dishwasher, fridge and freezer, plumbed for washing machine, tiling, ceramic tiled floor, open to a casual dining area, upvc double glazed patio doors.

FIRST FLOOR

PRINCIPLE BEDROOM 1

12'3 x 11'3

Feature built-in robes.

ENSUITE SHOWER ROOM

Feature shower facility, Semi pedestal wash hand basin, low flush w.c. tiling, floor coverings, spotlights.

BEDROOM 2

12'9 x 9'5

BEDROOM 3

9'8 x 8'8

WHITE BATHROOM SUITE

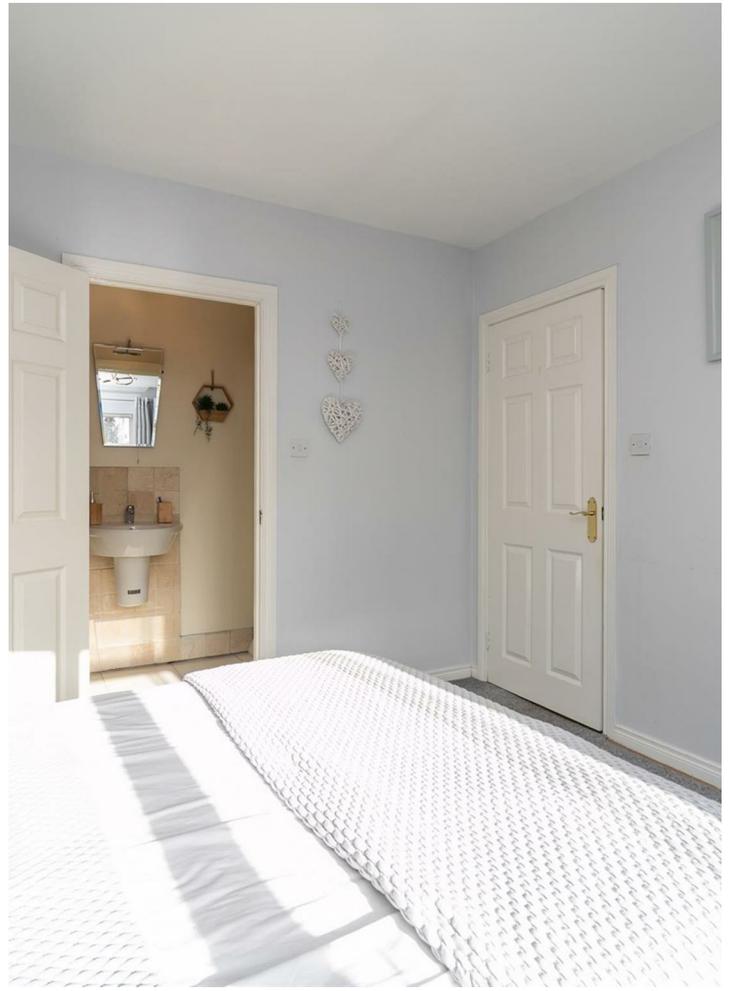
Panelled bath, semi pedestal wash hand basin, low flush w.c, ceramic tiled floor.

OUTSIDE

Driveway / car parking to front, extensive, private and secure landscaped rear gardens in neat lawns with flagging and 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 Marguerite 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. 18559833

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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