



115 MONAGH ROAD, BELFAST, BT11 8EG



A large, well appointed mid town house that enjoys a prominent position within this quiet cul de sac location popular with first time buyers and young families. Three generous, comfortable, double bedrooms. One spacious large reception room with a feature marble fireplace and bay window. Luxury fitted kitchen. Separate utility room / downstairs w.c. First floor luxury white shower suite. Oil fired central heating system. Upvc double glazed windows. Private and secure rear gardens. Established, convenient location that is within close proximity to a wide range of amenities to include excellent schools, shops and transport links. Fantastic first time buy. Chain free / well worth a visit.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(A-0)	A		
(B-1)	B		
(C-2)	C		
(D-3)	D		
(E-4)	E		
(F-5)	F		
(G-6)	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

OFFERS AROUND £149,950

Key Features

- A large, well appointed mid town house that enjoys a prominent position within this quiet cul de sac location.
- One spacious reception room with a feature marble fireplace and bay window.
- Separate utility room / downstairs w.c.
- Oil fired central heating system.
- Private and secure rear gardens.
- Three generous comfortable, large double bedrooms.
- Luxury Fitted kitchen.
- First floor luxury white shower suite.
- Upvc double glazed windows.
- Established, convenient location, fantastic first time buy / chain free.





GROUND FLOOR

Upvc double glazed entrance door to:

ENTRANCE HALL

To:

LOUNGE

18'4 x 16'4

Feature marble fireplace with inset and hearth, feature bay window.

LUXURY FITTED KITCHEN

11'6 x 8'6

Range of high and low level units, formica work surfaces, tiling, single drainer stainless steel sink unit, Upvc double glazed back door.

UTILITY ROOM / W.C

6'0 x 5'5

Wash hand basin, low flush w.c., tiling, ceramic tiled floor. Plumbed for washing machine.

FIRST FLOOR

BEDROOM 1

12'2 x 9'5

BEDROOM 2

11'6 x 9'2

Hotpress with copper cylinder.

BEDROOM 3

9'9 x 9'8

Built-in robes.

LUXURY WHITE SHOWER SUITE

Feature double shower enclosure, electric shower unit, wash hand basin, vanity unit, bidet, pvc wall and ceilings, low flush w.c, downlighters, chrome heated towel rail, ceramic tiled floor.

OUTSIDE

Private and secure rear gardens with extensive flagging and fencing. Walled and paved to front with railings. Feature outhouse, housed oil fired boiler.

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UPSKILL PROPERTY SALES
UPS



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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 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. 18570169

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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