



ULSTER PROPERTY SALES

UPS

ANDERSONSTOWN BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**65 RIVERDALE PARK DRIVE,
BELFAST, BT11 9DN**

OFFERS AROUND £169,950

Perfectly positioned within walking distance of a wide range of amenities along Finaghy Road North and Andersonstown, this attractive mid-terrace home enjoys a bright southerly aspect in a well-established and highly sought-after residential location. Offered for sale chain-free, it presents an excellent opportunity for buyers.

The location provides exceptional convenience with an array of nearby schools, shops, cafés, and excellent transport links, including the Glider service and Finaghy Railway Station. Medical facilities, restaurants, arterial routes, and easy access to the wider motorway network are also close at hand.

This property benefits from a higher-than-average energy rating (EPC C-70), UPVC double glazing, and gas-fired central heating.

Inside, the accommodation comprises three well-proportioned bedrooms and a shower room on the first floor. The ground floor features a spacious, welcoming entrance hall, a fitted kitchen, and a bright living room positioned privately to the rear, with direct access to a generously sized, well-maintained, and privately enclosed rear garden and patio area.

With an attractive outlook and a location in constant demand, this home is sure to appeal—early viewing is strongly recommended.



Key Features

- Perfectly positioned with a bright southerly aspect in this highly established and sought-after residential location, offering tremendous doorstep convenience.
- Bright and airy living room, privately positioned at the rear of the property, with direct access to the enclosed gardens.
- First-floor shower room.
- Off-road car parking / privately enclosed, well-maintained, good-sized rear garden and patio with a sunny southerly aspect.
- Close to Andersonstown, Finaghy, Upper Lisburn Road, and beautiful parklands.
- Three bedrooms.
- Kitchen.
- Gas-fired central heating / uPVC double glazing / Above-average energy rating (EPC C-70)
- Offered for sale chain-free and conveniently located close to numerous schools, shops, transport links, the Glider service, and Finaghy railway station.
- Early viewing strongly recommended!



GROUND FLOOR

Upvc double glazed front door to;

SPACIOUS ENTRANCE HALL

To;

KITCHEN

10'9 x 9'6

Range of high and low level units, single drainer stainless steel sink unit, partially tiled walls, extractor fan.

LIVING ROOM

16'9 x 13'4

Wooden effect strip floor, Upvc double glazed back door.

FIRST FLOOR

BEDROOM 1

9'10 x 6'9

BEDROOM 2

12'7 x 9'9

BEDROOM 3

10'5 x 9'6

SHOWER ROOM

Shower facility, shower unit, low flush w.c, pedestal wash hand basin.

OUTSIDE

Good sized, privately enclosed, well maintained rear garden and patio, off road carparking, garden.





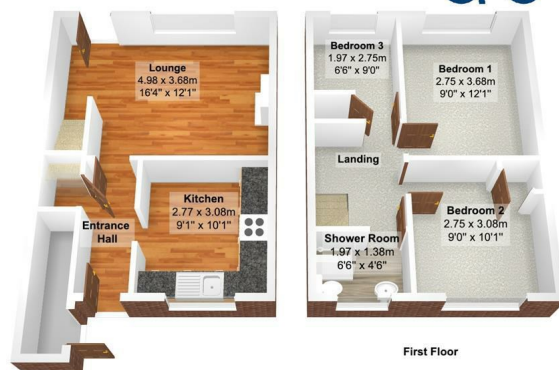






65 Riverdale Park Drive, BELFAST, BT11 9DN

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Ground Floor

Total Area: 69.6 m² ... 749 ft²

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	70	79
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		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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