



**14A SUFFOLK ROAD,
BELFAST, BT11 9RZ**

OFFERS AROUND £189,950

An exceptional opportunity to acquire this well-appointed and generously proportioned semi-detached home, extending to approximately 1,165 sq ft. Offered for sale for the first time since its construction circa 1986, the property occupies a private setting shared with just one other home and is presented chain-free.

The location is highly convenient, benefiting from close proximity to a wide range of schools, shops, and transport links, including the Glider service, arterial routes, and the wider motorway network. The property is also ideally positioned near Colin Glen, Ireland's leading adventure park, as well as the abundance of amenities available in Andersonstown, including leisure facilities, cafés, restaurants, and much more.

The accommodation is both spacious and well laid out and must be viewed to be fully appreciated. Briefly, the layout comprises:

On the first floor, there are four well-proportioned bedrooms along with a modern shower room, finished with decorative tiling and spotlights.

The ground floor offers a welcoming entrance hall, a useful utility room, and a good-sized living room featuring a herringbone-effect wooden floor, an attractive fireplace, and double doors opening into a separate dining / family room. There is also a bright and airy fitted kitchen, open plan to a dining area, providing an excellent space for everyday living and entertaining.

Externally, the property benefits from a privately enclosed rear and side garden. Additional features include oil-fired central heating and hardwood double-glazed windows throughout.

A superb home offering excellent accommodation in a sought-after private setting. Early viewing is strongly recommended to avoid disappointment.



Key Features

- Exceptional accommodation extending to approximately 1,165 sq ft, superbly positioned within a private setting shared with just one other home and discreetly set back from the main road.
- Two separate reception rooms, including a good-sized living room with double doors opening into a separate dining/family room.
- Modern shower room complemented by recessed spotlights and elegant decorative tiling.
- Private, enclosed gardens to the rear and side of the property.
- Arterial routes and the wider motorway network are close by, as is an abundance of amenities in Andersonstown, including leisure facilities, restaurants, medical centers, and more.
- Much-desired four-bedroom accommodation.
- Bright and airy kitchen open-plan to a dining space.
- Oil-fired central heating and double glazing.
- Offered for sale chain-free and conveniently located close to numerous schools, shops, transport links, and the Glider service.
- Early viewing is strongly recommended to avoid disappointment.



GROUND FLOOR

Hardwood double glazed front door to;

ENTRANCE HALL

UTILITY ROOM

6'1 x 4'8

LIVING ROOM

18'3 x 9'9

Herringbone effect wood strip floor, attractive fireplace, double doors to;

DINING ROOM

10'8 x 10'2

Herringbone effect wood strip floor, access to;

KITCHEN / DINING AREA

20'11 x 11'11

Range of high and low level units, single drainer stainless steel 1 1/2 bowl sink unit, breakfast bar, extractor canopy, integrated dishwasher, integrated fridge and freezer, tiled floor, open plan to dining space.

FIRST FLOOR

SPACIOUS LANDING

Hotpress / storage.

BEDROOM 1

13'9 x 10'10

Built-in robes.

BEDROOM 2

11'1 x 6'9

Built-in robes.

BEDROOM 3

12'7 x 8'1

Built-in robes.

BEDROOM 4

9'5 x 6'10

Built-in robes.

MODERN SHOWER ROOM

Shower cubicle, electric shower unit, low flush w.c, wash hand basin, chrome effect sanitary ware, chrome effect towel warmer, spotlights, extractor fan, beautiful tiled walls and floor.

OUTSIDE

Privately enclosed, rear and side garden, outdoor tap.



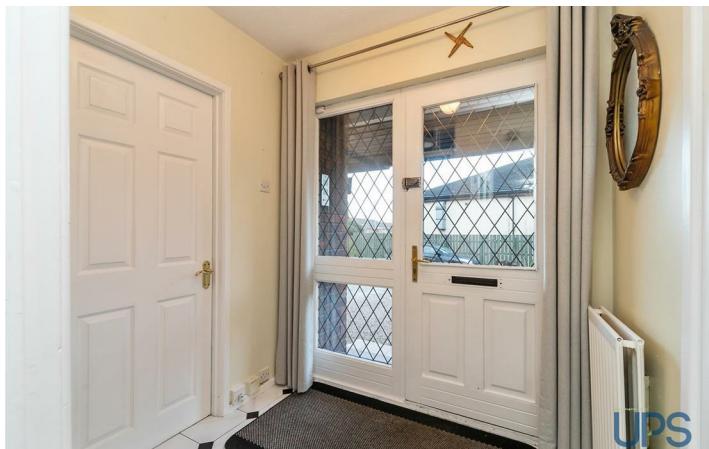




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Total Area: 108.2 m² ... 1165 ft²
All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		78
(81-91) B		
(69-80) C		
(55-68) D		56
(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.

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