



2 FRUITHILL COURT, ANDERSONSTOWN, BELFAST, BT11

8FZ

A welcomed addition to today's market, this sizeable townhouse offers spacious and well laid out accommodation spreading over three storeys and is superbly tucked away in this small and private cul de sac setting just off the highly established and extremely sought after Fruithill Park.

With outstanding doorstep convenience to include a short walk to excellent transport links to include the Glider service as well as lots of nearby shops including the Kennedy Centre/Sainsbury's, Lidl, and Asda/Westwood shopping complex not to mention all the abundance of amenities in Andersonstown along with state-of-the-art leisure facilities, this extraordinary home is not to be missed.

The fantastic living space briefly comprises: Four good sized bedrooms, principal bedroom with ensuite shower room and one, bright and airy reception room along with a fitted kitchen which benefits from a separate utility room.

There are three bathrooms and four toilets in total, including the en-suite, a bathroom on each floor and a downstairs w.c.

A gas central heating system and Upvc double glazing coupled with a privately enclosed rear garden and being offered for sale with no onward chain further add to the appeal of this attractive home.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		76	76
(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 £229,950

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Key Features

- Sizeable three storey townhouse of approximately 1227sqft.
- Bright and airy living room.
- Three bathrooms, four toilets in total including downstairs w.c.
- Higher than average energy rating, EPC C-76.
- Walking distance to an abundance of amenities to include excellent transport links/Glider as well as the Kennedy Centre/Sainsbury's, Lidl and Asda/Westwood shopping complex.
- Four good sized bedrooms, principal bedroom with private en-suite shower room.
- Fitted kitchen and separate utility room.
- Gas central heating system / Upvc double glazing.
- Chain free and enjoys a small cul de sac setting off the established Fruithill Park.
- Proximity to Andersonstown/state-of-the-art leisure facilities, Boucher Road and city centre as well as beautiful Parklands and so much more!





GROUND FLOOR

Upvc double glazed front door to:

SPACIOUS ENTRANCE HALL

To:

LIVING ROOM

11'9 x 10'3
Cornicing.

DOWNSTAIRS W.C

Low flush w.c, pedestal wash hand basin, extractor fan, cloaks space.

KITCHEN

10'1 x 8'4
Range of high and low level units, single drainer stainless steel 1 1/2 bowl sink unit, stainless steel extractor fan, integrated fridge and freezer, tiled floor.

SEPARATE UTILITY ROOM

Plumbed for washing machine, gas boiler, hardwood double glazed back door.

FIRST FLOOR

PRINCIPAL BEDROOM

12'4 x 10'11

ENSUITE SHOWER ROOM

Shower cubicle, low flush w.c, pedestal wash hand basin, extractor fan.

BEDROOM 2

9'8 x 9'1

WHITE BATHROOM SUITE

Bath, low flush w.c, pedestal wash hand basin.

Stairs to:

SECOND FLOOR

BEDROOM 3

15'8 x 10'2

BEDROOM 4

9'2 x 8'11

WHITE BATHROOM SUITE

Bath, low flush w.c, pedestal wash hand basin.

OUTSIDE

Privately enclosed, good sized rear garden and patio.

Photos

Photos shown are historic and may not represent the property's current condition or appearance.

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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 Gareth 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. 18595135

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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