



## 5 GARTREE PLACE

### Andersonstown Belfast BT11 8LR

- An end-terrace home offered for sale chain-free, situated in this highly sought-after location within Andersonstown.
- Tremendous doorstep convenience, including easy access to a range of schools, shops, and transport links, as well as the Glider service and much more.
- Living room with a bay window.
- Separate dining room leading to a fitted kitchen.
- Good-sized, privately enclosed rear garden.
- Off-road parking and an attached carport.
- White bathroom suite on the first floor.
- Oil-fired central heating and uPVC double glazing.
- Close to arterial routes and the wider motorway network.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		58	71
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>Northern Ireland</b>		EU Directive 2002/91/EC	

**Asking Price £160,000**

# 5 Gartree Place

Andersonstown, Belfast, BT11 8LR



## GROUND FLOOR

Upvc double glazed front door to entrance.

## LIVING ROOM

16'0 x 12'6 (4.88m x 3.81m)

Bay window.

## DINING ROOM

Access to;

## KITCHEN

10'4 X 10'0

Range of high and low level units, single drainer stainless steel sink unit.

## FIRST FLOOR

## BEDROOM 1

13'6 x 13'0 (4.11m x 3.96m)

## BEDROOM 2

13'6 x 10'3 (4.11m x 3.12m)

## BEDROOM 3

9'8 x 7'8 (2.95m x 2.34m)

## WHITE BATHROOM SUITE

Bath, separate shower cubicle, low-flush W.C., wash hand basin.

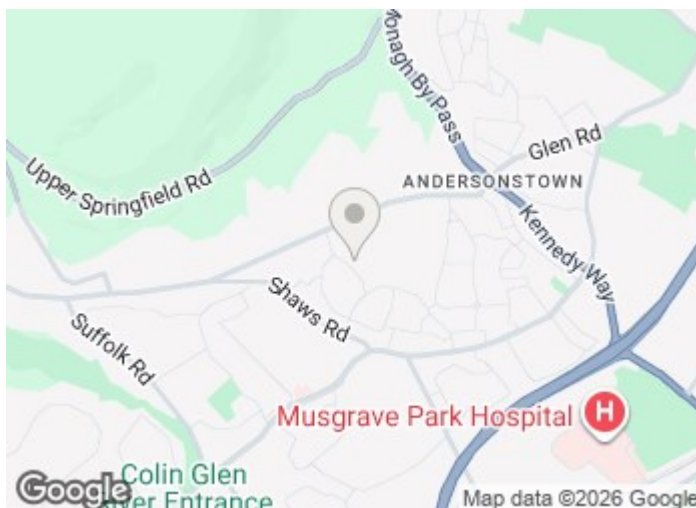
## OUTSIDE

Off road car-parking. Enclosed rear garden.

## CARPORT

19'6 x 10'9 (5.94m x 3.28m)

Roller door, pedestrian door.

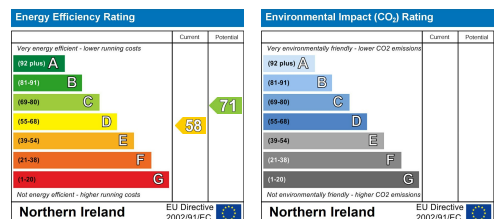


## Directions



# Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN  
028 9060 5200

BANGOR  
028 9127 1185

DONAGHADEE  
028 9188 8000

GLENGORMLEY  
028 9083 3295

RENTAL DIVISION  
028 9070 1000

BALLYHACKAMORE  
028 9047 1515

CARRICKFERGUS  
028 9336 5986

DOWNPATRICK  
028 4461 4101

MALONE  
028 9066 1929

BALLYNAHINCH  
028 9756 1155

CAVEHILL  
028 9072 9270

FORESTSIDE  
028 9064 1264

NEWTOWNARDS  
028 9181 1444



Conor Beirne trading under licence as Ulster Property Sales (Andersonstown)  
©Ulster Property Sales is a Registered Trademark