

ULSTER PROPERTY SALES

# UPS

**ANDERSONSTOWN BRANCH**

138 Andersonstown Road, Belfast,  
Antrim, BT11 9BY

028 9060 5200

andersonstown@ulsterpropertysales.co.uk

NETWORK STRENGTH - LOCAL KNOWLEDGE



**25 AITNAMONA CRESCENT,  
MONAGH BYPASS,**

**OFFERS AROUND £139,950**

This attractive and competitively priced mid-terrace home, extending to approximately 744 sq ft, is offered for sale chain-free in a highly sought-after residential location close to an excellent range of amenities, schools, shops, and transport links. Conveniently positioned near major arterial routes and the wider motorway network, the property also enjoys easy access to Andersonstown's abundance of leisure facilities, cafés, restaurants, medical services, and shopping destinations including the Kennedy Centre, Sainsbury's, Lidl, and Westwood, while Belfast city centre is only a short commute away.

The accommodation is bright, well-proportioned, and full of potential. The first floor comprises two generously sized bedrooms and a white bathroom suite. On the ground floor, there is a welcoming entrance hall, a spacious and airy living room, and a fitted kitchen open plan to a dining area.

Externally, the property benefits from off-road parking to the front and a low-maintenance, privately enclosed rear garden enjoying a sunny southerly aspect.

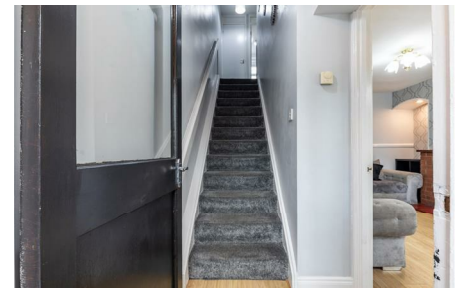
Additional features include gas-fired central heating with a boiler installed approximately two years ago, uPVC double glazing, and an impressive EPC rating of C70.

A beautiful home with excellent potential in a convenient and popular location – early viewing is strongly recommended to avoid disappointment.



## Key Features

- An attractive end-terrace home extending to approximately 744 sq ft, offered for sale chain-free within this hugely popular location close to a wide range of amenities.
- White bathroom suite on the first floor.
- Kitchen open plan to sizeable dining area.
- Off-road car parking and a low-maintenance rear garden enjoying a bright southerly aspect.
- The wider motorway network and arterial routes are close by, along with beautiful parklands and much more.
- Two good-sized bedrooms.
- Bright and airy living room.
- Gas-fired central heating / uPVC double glazing / Higher-than-average energy rating (EPC C-70)
- Close to a wide range of schools, shops, and transport links, as well as the city centre and an abundance of amenities in Andersonstown including leisure facilities, cafés, and restaurants.
- Early viewing strongly recommended!



### GROUND FLOOR

Hardwood glass paneled front door to entrance porch, inner door to hallway.

### LIVING ROOM

14'4 x 11'5

### KITCHEN / DINING AREA

14'9 x 10'6

Range of high and low level units, single drainer stainless steel 1 1/2 bowl sink, built-in hob and under-oven, stainless steel extractor fan, partially tiled walls, tiled floor, open plan to dining space.

### FIRST FLOOR

#### BEDROOM 1

13'7 x 12'4

Built-in hob.

#### BEDROOM 2

10'9 x 8'9

Wooden effect stripped floor.

### WHITE BATHROOM SUITE

Bath, electric shower unit, low-flush W.C., pedestal wash hand basin.

### OUTSIDE

Off road car-parking, brick paviour driveway, loose stone garden. Privately enclosed, low-maintenance rear garden.



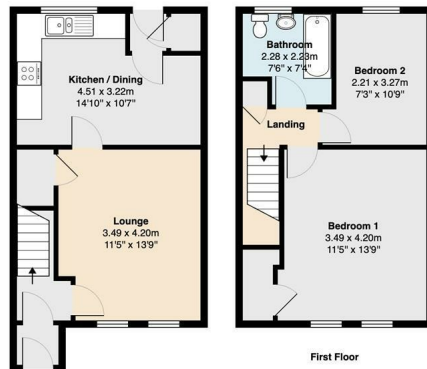








25 Aitnamona Crescent, BELFAST, BT11 8PN



Total Area: 69.1 m<sup>2</sup> ... 744 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>Northern Ireland</b>		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](http://ULSTERPROPERTYSALES.CO.UK)

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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



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