

ULSTER PROPERTY SALES

UPS

ANDERSONSTOWN BRANCH

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Antrim, BT11 9BY

028 9060 5200

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**91 STEWARTSTOWN PARK,
STEWARTSTOWN ROAD,**

OFFERS AROUND £219,950

A beautifully presented semi-detached home, ideally positioned in this well-established and highly sought-after residential location. The property is conveniently situated close to a wide range of schools, shops, and transport links, including the Glider service, arterial routes, and the motorway network. It is also within easy reach of the excellent amenities of Andersonstown, including leisure facilities, cafés, restaurants, and a variety of retail options.

The accommodation comprises three bedrooms and a luxury white bathroom suite, finished with spotlights and decorative tiling.

On the ground floor, there is a spacious and welcoming entrance hall with understairs storage, and a bright and airy living room featuring a bay window, wood-burning stove, and access to a generous dining area. There is also a separate fitted kitchen.

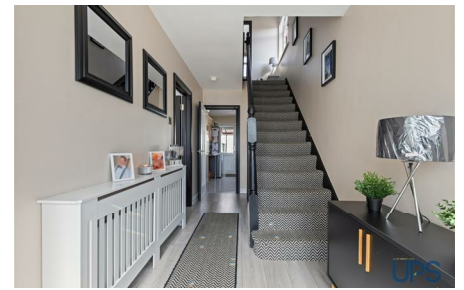
The property further benefits from gas-fired central heating and uPVC double glazing, along with a higher-than-average energy rating (EPC C-72). Externally, there is off-road parking and a privately enclosed, low-maintenance rear garden.

A highly attractive home that has been well maintained and tastefully presented throughout, set within a superb and very desirable location. We strongly recommend early viewing to avoid disappointment.



Key Features

- A most attractive semi-detached home, superbly positioned within this well-established and highly sought-after residential location, offering convenient access to a wide range of local amenities.
- A bright and airy living room featuring a bay window and wood-burning stove, with an open-plan layout flowing into a generous dining area.
- Luxury white bathroom suite with spotlights.
- Off-road car parking and a privately enclosed, well-maintained, low-maintenance rear garden.
- Colin Glen, Ireland's leading adventure park, is located nearby, while Belfast city centre is within easy reach, along with beautiful parklands and a wide range of additional amenities.
- Three good-sized bedrooms.
- Separate fitted kitchen.
- Gas-fired central heating, uPVC double glazing, and a higher-than-average energy rating (EPC C-72).
- Within walking distance of excellent transport links, including the Glider service, and offering convenient access to the motorway network and arterial routes.
- Early viewing highly recommended for this beautiful home.



GROUND FLOOR

Upvc double glazed front door to spacious and welcoming entrance hall, wooden effect stripped floor, storage understairs.

LIVING ROOM

26'9 x 11'1

Wooden effect stripped floor, bay window, cornicing, access to dining area, wooden effect stripped floor, cornicing.

KITCHEN

12'5 x 7'10

Range of high and low level units, single drainer stainless steel sink unit, breakfast bar, built-in hob and under oven, stainless steel extractor fan, tiled floor, Upvc double glazed back door.

FIRST FLOOR

BEDROOM 1

12'5 x 10'5

BEDROOM 2

11'10 x 7'10

Excellent range of built-in mirrored slide robes.

BEDROOM 3

8'3 x 8'0

Wooden effect stripped floor.

LUXURY WHITE

BATHROOM SUITE

Bath, shower unit, low-flush W.C., wash hand basin with storage, chrome effect sanitary ware, spotlights, chrome effect towel warmer, tiled floor and tiled walls.

OUTSIDE

Off road car-parking. Enclosed, low-maintenance rear garden, outdoor tap.





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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	79
(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	

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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028 9060 5200

BANGOR
028 9127 1185

DONAGHADEE
028 9188 8000

GLENGORMLEY
028 9083 3295

RENTAL DIVISION
028 9070 1000

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028 9047 1515

CARRICKFERGUS
028 9336 5986

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028 9072 9270

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NEWTOWARDS
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