

ULSTER PROPERTY SALES

# UPS

**ANDERSONSTOWN BRANCH**

138 Andersonstown Road, Belfast,  
Antrim, BT11 9BY

028 9060 5200

andersonstown@ulsterpropertysales.co.uk

NETWORK STRENGTH – LOCAL KNOWLEDGE



**107A SHAWS ROAD, SHAWS  
ROAD, BELFAST, ANTRIM,**

**OFFERS AROUND £99,950**

A superb opportunity to acquire this chain-free ground floor apartment, ideally positioned within a highly sought-after residential location renowned for its exceptional convenience. The property enjoys easy access to an excellent range of local schools, shops, transport links, and the Glider service, together with the many amenities of Andersonstown, including leisure facilities, cafés, restaurants, and medical services.

Internally, the apartment offers two well-proportioned bedrooms, a bright and spacious living room, and a separate upgraded high-gloss fitted kitchen. A white bathroom suite completes the accommodation. Further benefits include gas-fired central heating, uPVC double glazing, and access to communal gardens and car parking.

This attractive ground floor apartment is perfectly suited to first-time buyers, downsizers, or investors seeking a home close to a wealth of amenities and transport connections.

Early viewing is highly recommended.



## Key Features

- Superb chain-free ground floor apartment ideally situated within this highly sought-after residential location, conveniently positioned close to the many amenities of Andersonstown.
- Bright and airy living room.
- Gas-fired central heating and uPVC double glazing.
- Tremendous doorstep convenience, including access to a wide range of schools, shops, and transport links, along with the Clider service and arterial routes.
- Early viewing strongly recommended!
- Two good sized bedrooms.
- Separate upgraded high-gloss fitted kitchen.
- Communal car-parking and gardens.
- Excellent accessibility to all amenities in Andersonstown, as well as nearby shopping centres and the motorway network, plus much more.



### **GROUND FLOOR / ENTRANCE**

Communal front door.

### **APARTMENT ENTRANCE**

### **LIVING ROOM**

### **UP-GRADED HIGH-GLOSS KITCHEN**

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

### **BEDROOM 1**

Built-in robes.

### **BEDROOM 2**

Built-in robe. Access to communal area.

### **WHITE BATHROOM SUITE**

Bath, low-flush W.C., wash hand basin, tiled walls.

### **OUTSIDE**

Communal car-parking and gardens.











107a Shaws Road, BELFAST, BT11 9PS



Total Area: 54.8 m<sup>2</sup> ... 590 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) A			
(81-91) B			
(69-80) C			
(55-68) D		68	71
(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.

[ULSTERPROPERTYSALES.CO.UK](http://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



CWS Properties Ltd; Trading under licence as Ulster Property Sales (Newtownards) Reg. No. NI616437;  
Registered Office: 324 Upper Newtownards Road, Belfast BT4 3EX  
©Ulster Property Sales is a Registered Trademark