

ULSTER PROPERTY SALES

UPS

ANDERSONSTOWN BRANCH

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Antrim, BT11 9BY

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NETWORK STRENGTH – LOCAL KNOWLEDGE



**28 OWENVARRAGH PARK,
ANDERSONSTOWN,**

OFFERS AROUND £264,950

A most attractive extended semi-detached home offering bright and airy, well-appointed accommodation extending to approximately 1,184 sq ft, and ideally positioned with privately enclosed, showstopping extensive rear gardens that are increasingly hard to find in today's market. The property is set within an established and highly popular residential location, within walking distance of the abundance of amenities in Andersonstown, including state-of-the-art leisure facilities, schools, shops, cafés, restaurants, and more. Excellent transport links are also close at hand, including the Glider service, with easy access to arterial routes and the wider motorway network.

The property offers three good-sized bedrooms, along with a developed roof space and a luxury white bathroom suite featuring a separate shower cubicle on the first floor.

On the ground floor, there is an impressive and welcoming entrance hall with a handy downstairs W.C. There are also two separate reception rooms, including a bright and airy living room overlooking the beautifully maintained gardens. In addition, there is an upgraded luxury high-gloss fitted kitchen.

Further benefits include a detached garage with light and power, off-road parking, oil-fired central heating, and double glazing.

A beautiful family home with excellent potential to extend further, subject to the usual consents. We have no hesitation in recommending early viewing of this superb chain-free property.



Key Features

- A striking, beautifully presented semi-detached family home ideally positioned within this established and highly sought-after residential location, enjoying tremendous doorstep convenience.
- Three good-sized bedrooms plus a developed roof space.
- Luxury high-gloss fitted kitchen.
- Luxurious white bathroom suite with separate shower cubicle.
- Close to a wide range of schools, shops, and transport links, along with the Glider service, arterial routes, and the motorway network, to name a few.
- Offered for sale chain-free, this property boasts extensive, well-maintained and eye-catching rear gardens that are increasingly difficult to find in today's market.
- Two separate reception rooms, including a large, bright and airy lounge privately positioned to the rear of the property, enjoying beautiful views over the superb gardens.
- Spacious and welcoming entrance hall with a handy downstairs W.C.
- Off road car-parking and detached garage with light and power.
- Superb home in a highly convenient location close to Andersonstown Leisure Centre and much more, with early viewing strongly recommended.



GROUND FLOOR

Hardwood glazed front door with stained glass insets to.

SPACIOUS AND WELCOMING ENTRANCE HALL

Storage understairs.

DOWNSTAIRS W.C.

Low flush W.C, pedestal wash hand basin, tiled floor, partially tiled walls.

FAMILY ROOM

12'5 x 11'6

LOUNGE / DINING

16'4 x 11'0

Beautiful bright room overlooking the well-maintained, extensive gardens, with double-glazed sliding patio doors providing access to the gardens.

LUXURY HIGH GLOSS KITCHEN

15'0 x 8'0

Range of high and low level units with single drainer stainless steel 1½ bowl sink unit, built-in hob and oven, extractor fan, and hardwood glazed paneled back door.

FIRST FLOOR

BEDROOM 1

12'7 x 10'11

BEDROOM 2

11'8 x 9'6

BEDROOM 3

9'7 x 6'6

LUXURY WHITE BATHROOM SUITE

Bath, separate shower cubicle with electric shower unit, low flush W.C, and wash hand basin with storage unit. Beautiful tiled flooring and hotpress/storage.

DEVELOPED ROOF-SPACE

Access from landing. Storage into eaves.

OUTSIDE

Eye-catching, extensive, well-maintained rear garden with patio area.

DETACHED GARAGE

19'5 x 9'4

Up and over door, light and power, pedestrian door, oil-fired boiler.



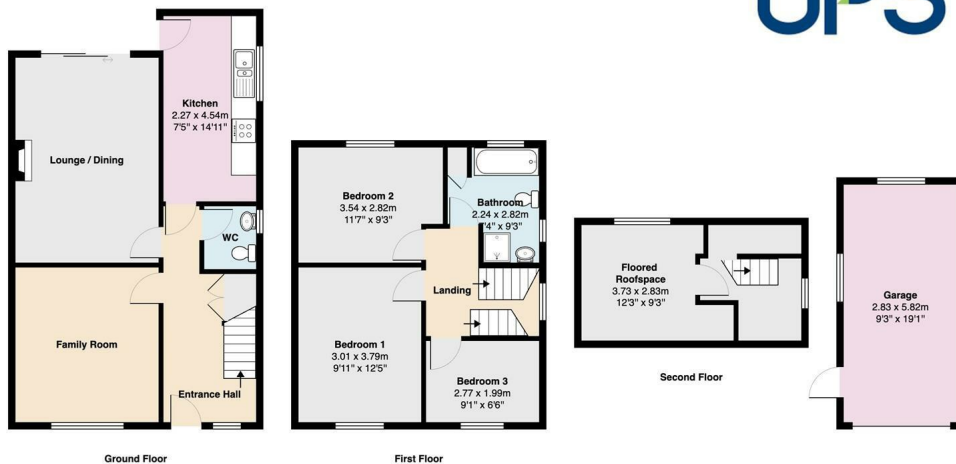








28 Owenvarragh Park, BELFAST, BT11 9BD



Total Area: 110.0 m² ... 1184 ft² (excluding garage)
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			
(39-54) E			
(21-38) F		44	
(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

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028 9060 5200

BALLYHACKAMORE
028 9047 1515

BALLYNAHINCH
028 9756 1155

BANGOR
028 9127 1185

CARRICKFERGUS
028 9336 5986

CAVEHILL
028 9072 9270

DONAGHADEE
028 9188 8000

DOWNPATRICK
028 4461 4101

FORESTSIDE
028 9064 1264

GLENGORMLEY
028 9083 3295

MALONE
028 9066 1929

NEWTOWARDS
028 9181 1444

RENTAL DIVISION
028 9070 1000



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