

ULSTER PROPERTY SALES

UPS

ANDERSONSTOWN BRANCH

138 Andersonstown Road, Belfast,
Antrim, BT11 9BY

028 9060 5200

andersonstown@ulsterpropertysales.co.uk

NETWORK STRENGTH - LOCAL KNOWLEDGE



**77 MONAGH DRIVE,
BELFAST, BT11 8EE**

OFFERS AROUND £144,950

A superb opportunity to purchase this attractive end-terrace home extending to approximately 865 sq ft, perfectly positioned within this highly sought-after residential location. The property enjoys close proximity to an excellent range of nearby schools, shops and transport links, as well as easy access to Belfast city centre and the abundance of amenities in Andersonstown, including leisure facilities, cafés, restaurants and medical services. Excellent arterial routes and access to the wider motorway network further enhance the convenience of this superb location.

The accommodation briefly comprises three well-proportioned bedrooms, with bedroom three providing access to a developed roof space. This versatile additional space benefits from spotlights and attractive elevated views, making it ideal for a home office, hobby room or additional storage.

On the ground floor, there is a bright and welcoming entrance hall, a spacious living room with bay window, a separate fitted kitchen, and a convenient downstairs shower room.

Externally, the property benefits from a privately enclosed, good-sized rear garden with outdoor tap. Additional features include gas-fired central heating, uPVC double glazing and a higher-than-average energy rating of EPC C70.

Offered to the open market for the first time since construction and having remained in the same family from new, this home represents a rare opportunity to purchase within a desirable and consistently popular residential area that continues to grow in demand.



UPS

Key Features

- A superb opportunity to purchase this attractive end-of-terrace home ideally positioned within this highly sought-after residential location, close to a wealth of amenities.
- Bright and spacious living room with a bay window.
- Downstairs shower room.
- Privately enclosed, good-sized rear garden with outdoor tap, along with front and side gardens.
- Close to a range of nearby schools, shops and transport links, along with easy access to the city centre, arterial routes and the wider motorway network.
- Three bedrooms, with access from bedroom three to a developed roof space featuring spotlights and attractive elevated views.
- Separate fitted kitchen.
- Gas-fired central heating, uPVC double glazing and a higher-than-average energy rating (EPC C-70).
- uPVC eaves, fascia and guttering.
- Early viewing highly recommended!



GROUND FLOOR

Upvc double glazed front door to spacious and welcoming entrance hall, tiled floor.

LIVING ROOM

13'1 x 11'3

Bay window, laminated wood effect floor, fireplace, cornicing.

SEPARATE FITTED

KITCHEN

11'0 x 8'11

Range of high and low level units, single drainer stainless steel 1 1/2 bowl sink unit, partially tiled walls, tiled floor, Upvc double glazed back door.

DOWNSTAIRS SHOWER ROOM

Shower cubicle, thermostatically controlled shower unit, low-flush W.C, pedestal wash hand basin, chrome effect sanitary ware, chrome effect towel warmer, extractor fan.

FIRST FLOOR

BEDROOM 1

16'2 x 9'0

BEDROOM 2

11'11 x 8'11

BEDROOM 3 / STUDY

8'11 x 8'11

Stairs to;

DEVELOPED ROOF-SPACE

17'8 x 9'6

Spotlights, attractive elevated views.

OUTSIDE

Privately enclosed, good-sized rear garden, outdoor tap. Front and side gardens.





ULSTER PROPERTY SALES
UPS



ULSTER PROPERTY SALES
UPS





ULSTER PROPERTY SALES
UPS

UPS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	
(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.

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