

ULSTER PROPERTY SALES

**UPS**

**ANDERSONSTOWN BRANCH**

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Antrim, BT11 9BY

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NETWORK STRENGTH - LOCAL KNOWLEDGE



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

**OFFERS AROUND £164,950**

A rare opportunity to acquire this attractive and beautifully presented mid-terrace family home, extending to approximately 828 sq ft, ideally positioned within a quiet and highly sought-after cul-de-sac where homes rarely come to market. This established location is especially popular with families, many of whom remain here for decades thanks to the strong community atmosphere and excellent convenience.

The property benefits from close proximity to a wide range of leading schools, local shops, transport links, arterial routes and the motorway network. An abundance of amenities can also be found nearby, including leisure facilities, cafés, restaurants, medical services and popular shopping centres, while Belfast City Centre, Boucher Road and several beautiful parklands are all easily accessible.

Internally, the home offers bright, spacious and well-appointed accommodation throughout. The ground floor comprises a welcoming entrance hall, a contemporary downstairs shower room with recessed spotlighting, and a bright rear-facing living room. The living area flows into a luxury high-gloss fitted kitchen featuring attractive tiling, recessed lighting and a bay window, open plan to a generous dining area – ideal for modern family living and entertaining.

Upstairs, there are four well-proportioned bedrooms.

Additional benefits include oil-fired central heating, uPVC double glazing and a well-maintained, low-maintenance rear garden.

This superb home is certain to appeal to a wide range of purchasers, and early viewing is highly recommended to fully appreciate everything it has to offer.



## Key Features

- A rare opportunity to purchase this attractive mid-terrace home, offered for sale chain-free and ideally positioned within this highly sought-after residential location.
- Bright and airy living room positioned to the rear of the property with pleasant outlooks over the enclosed rear garden.
- Luxury high-gloss fitted kitchen featuring a bay window, recessed spotlighting and open-plan access to the dining area.
- Privately enclosed, low-maintenance rear garden.
- An abundance of amenities can be found in nearby Andersonstown, including leisure facilities, cafés, restaurants and popular shopping centres.
- Four well-proportioned bedrooms, all offering excellent accommodation.
- Contemporary downstairs shower room finished with recessed spotlighting.
- Oil-fired central heating and uPVC double glazing.
- Ideally located close to a wide range of schools, shops and transport links, as well as excellent arterial routes, the motorway network and Belfast City Centre.
- Opportunities to purchase in this highly sought-after location are rare, and early viewing is strongly recommended.



### GROUND FLOOR

uPVC double-glazed front door opening into a welcoming entrance hall with wood-effect stripped flooring.

### MODERN SHOWER ROOM

Large shower cubicle, low-flush W.C., wash hand basin with storage unit, chrome-effect sanitary ware, chrome-effect towel warmer, beautiful tiled floor, PVC-paneled walls and ceiling, spotlights, and hot press/storage cupboard.

### LIVING ROOM

14'8 x 11'9

Ideally positioned privately to the rear of the property with views over the enclosed garden. Wood-effect stripped flooring.

### HIGH GLOSS KITCHEN / DINING AREA

19'5 x 7'10

Range of high and low-level units, single-drainer stainless steel 1½ bowl sink unit, under-unit lighting, built-in hob and under-oven, stainless steel extractor fan, bay window, beautiful partially tiled walls and tiled floor, PVC-paneled ceiling with spotlights, open-plan to dining space, and uPVC double-glazed back door leading to the privately enclosed garden.

### FIRST FLOOR

#### BEDROOM 1

12'3 x 7'7

Laminated wood effect floor.

#### BEDROOM 2

10'9 x 7'5

Laminated wood effect floor.

#### BEDROOM 3

10'0 x 9'10

Laminated wood effect floor.

#### BEDROOM 4

9'10 x '3

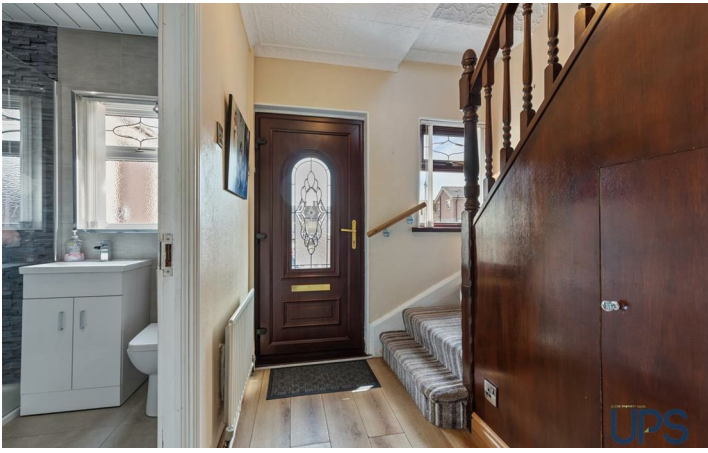
Built-in robe, laminated wood effect floor.

#### OUTSIDE

Well-maintained privately enclosed good-sized rear garden, artificial grass.



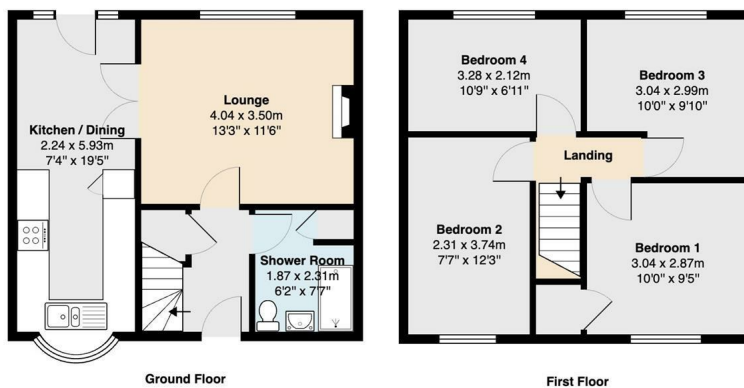








95 Monagh Drive, BELFAST, BT11 8EE



Total Area: 76.9 m<sup>2</sup> ... 828 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		76
(55-68)	D		
(39-54)	E		
(21-38)	F	42	
(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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