

ULSTER PROPERTY SALES

UPS

ANDERSONSTOWN BRANCH

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NETWORK STRENGTH – LOCAL KNOWLEDGE



**22 GLENVEAGH DRIVE,
LENADOON, BELFAST,**

OFFERS AROUND £159,950

A beautiful chain-free mid-terrace home, perfectly positioned with an attractive aspect opposite St Oliver Plunkett, in this highly sought-after residential location that continues to experience strong demand. The property extends to approximately 968 sq ft and benefits from a higher-than-average energy rating (EPC C-71), as well as excellent proximity to a wide range of local amenities.

Ideally located close to schools, shops and transport links, the property also enjoys convenient access to the Glider service and the many facilities of Andersonstown, including leisure amenities, cafés, restaurants, medical services and popular shopping centres. It is also well placed for arterial routes, the wider motorway network and offers easy access to Belfast City Centre and Lisburn.

The accommodation is arranged over split levels and briefly comprises three well-proportioned bedrooms, a bright and airy living room, a separate fitted kitchen, a modern upgraded shower room, and the added benefit of a convenient downstairs W.C.

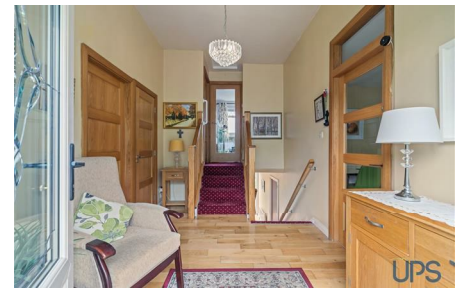
Externally, the property boasts a privately enclosed, low-maintenance rear garden. Further benefits include gas-fired central heating and uPVC double glazing.

Rarely do homes in this sought-after location become available, and we strongly recommend early viewing to avoid disappointment.



Key Features

- A beautiful split-level mid-terrace home extending to approximately 968 sq ft, set within this highly sought-after residential location.
- Bright and airy living room.
- Modern shower room with spotlights and beautiful tiling.
- Gas-fired central heating, uPVC double glazing and a higher-than-average energy rating (EPC C-71).
- Conveniently located close to a wide range of schools, shops and transport links, along with the Glider service and the many amenities available in Andersonstown.
- Three good-sized bedrooms.
- Separate fitted kitchen.
- Downstairs W.C.
- Privately enclosed, low-maintenance rear garden and patio area.
- Early viewing strongly recommended!



ENTRANCE

uPVC double-glazed front door with attractive glazed inset and side panels, leading to entrance hall.

KITCHEN / DINING AREA

13'3 x 9'8

Range of high and low level units, single drainer stainless steel 1 1/2 bowl sink unit, bay window, stainless steel extractor fan, built-in microwave, built-in oven, partially tiled walls, spotlights.

MODERN SHOWER ROOM

Large shower cubicle, thermostatically controlled shower unit, low-flush W.C, wash hand basin with storage unit, chrome effect towel warmer, chrome effect sanitary ware, extractor fan, beautiful tiled walls and floor, spotlights.

BEDROOM 1

12'4 x 10'1

Laminated wood effect floor.

LIVING ROOM

15'10 x 12'3

Wooden effect stripped floor.

BEDROOM 2

12'6 x 9'5

Wooden effect stripped floor.

BEDROOM 3

12'4 x 9'10

Built-in robe.

DOWNSTAIRS W.C

Low-flush W.C, pedestal wash hand basin, tiled floor, spotlights, extractor fan.

OUTSIDE

Privately enclosed, low-maintenance rear garden and flagged patio.



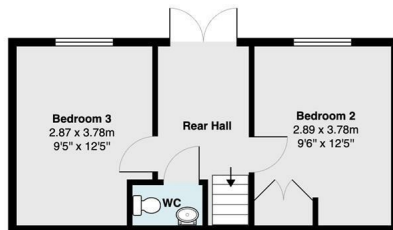




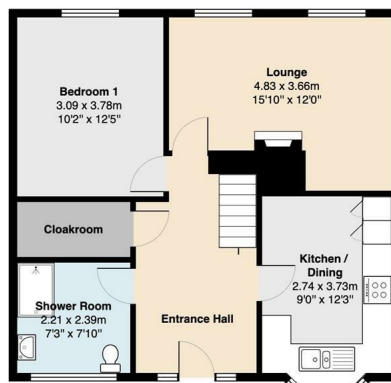




22 Glenveagh Drive, BELFAST, BT11 9HX



Lower Ground Floor



Ground Floor



Total Area: 89.9 m² ... 968 ft²

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			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		71	78
		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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