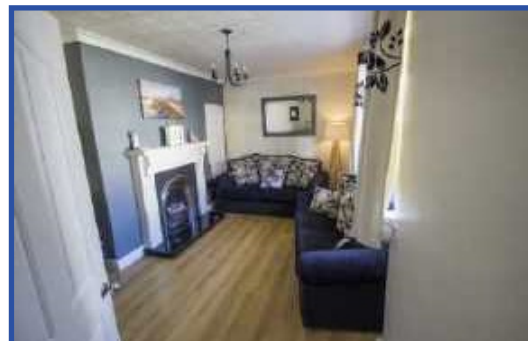




1 Cavanmore Gardens, Andersonstown

Offers Around £144,950

An exceptional end town house that enjoys an extensive landscaped site / gardens, presented and finished to a very high standard throughout. Three bedrooms / one generous reception room. Luxury fitted kitchen / dining area with feature patio doors. Upvc double glazed windows / doors / eaves / fascia. Oil fired central heating system. Luxury white bathroom suite. Gardens to front, side and rear / ample carparking / pillars, gates. Good, fresh, youthful decoration throughout. Well worth viewing. EPC E42



1 Cavanmore Gardens, Andersonstown

GROUND FLOOR

OPEN ENTRANCE PORCH

Upvc double glazed entrance door to;

ENTRANCE HALL

4'02 x 4'0 (1.27m x 1.22m)

Wooden effect strip floor.

LOUNGE

15'10 x 10'03 (4.83m x 3.12m)

Feature fireplace with inset and hearth, wooden effect strip floor, feature bay window.

KITCHEN / DINING AREA

8'10 x 8'04 9'09 x 8'04 (2.69m x 2.54m 2.97m x 2.54m)

Range of high and low level units, formica work surfaces, tiling, feature flooring, plumbed for washing machine, overhead extractor hood, single drainer modern sink unit, storage understairs, feature archway Upvc double patio doors.

FIRST FLOOR

BEDROOM 1

9'06 x 7'04 (2.90m x 2.24m)

BEDROOM 2

8'09 x 9'04 (2.67m x 2.84m)

BEDROOM 3

8'06 x 12'11 (2.59m x 3.94m)

WHITE BATHROOM SUITE

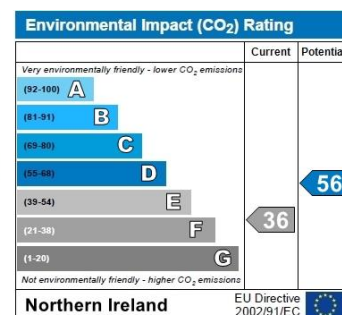
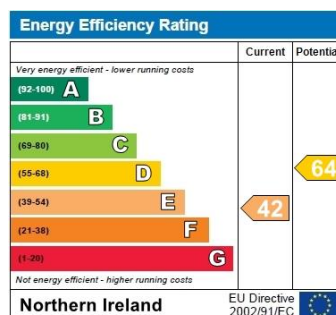
5'09 x 5'05 (1.75m x 1.65m)

Panelled bath, electric shower unit, pedestal

wash hand basin, low flush w.c, chrome effect sanitary ware, chrome heated towel rail tiling, ceramic tiled floor.

OUTSIDE

Extensive gardens to front, side and rear laid in lawns, hedging, paved driveway, double gates, private and secluded, driveway to front and side, further double gates to enclosed gardens, outhouse.



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.

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 Tracey Perry on 028 90605200

Your home may be repossessed if you do not keep up repayments on your mortgage.

We DO NOT charge for our mortgage services. However, as independent mortgage advisors we do offer a purely fee based option charging up to 1.5% of the loan amount.

H0122181

PLEASE NOTE : TO AVOID ANY CONFUSION, ULSTER PROPERTY SALES DO NOT CHARGE ANY FEES FOR OUR MORTGAGE SERVICES.



NETWORK STRENGTH - LOCAL KNOWLEDGE



ANDERSONSTOWN
028 9060 5200

BALLYHACKAMORE
028 9047 1515

BALLYMENA
028 2565 7700

BALLYNAHINCH
028 9756 1155

BANGOR
028 9127 1185

CARRICKFERGUS
028 9336 5986

CAUSEWAY COAST
0800 644 4432

CAVEHILL
028 9072 9270

DOWNPATRICK
028 4461 4101

FORESTSIDE
028 9064 1264

GLENGORMLEY
028 9083 3295

MALONE
028 9066 1929

NEWTOWNARDS
028 9181 1444

RENTAL DIVISION
028 9047 1515