



236 LENADOON AVENUE, SHAWS ROAD, BELFAST, ANTRIM, BT11 9HG



An exceptional mid-terrace home superbly positioned within a short walk to both the Shaw's and Glen Roads and therefore benefits from tremendous doorstep convenience to include a large selection of schooling, shops and transport links along with the Glider service on the nearby Andersonstown Road together with all the abundance of amenities in Andersonstown plus state-of-the-art leisure facilities to name a few!

Beautifully presented throughout and boasting this superior location with an attractive open aspect to the front over greenery together with up-graded accommodation, we strongly recommend this stylish and unique home, the accommodation briefly comprises.

Three good-sized bedrooms, principal bedroom with double built-in robe, and bedroom two with beautiful views towards the city, also on the first floor is a modern white bathroom suite with spotlights along with a spacious landing with spotlights and a storage cupboard housing the Worcester gas boiler. There is access to the roof-space from the landing via a pull-down ladder, providing ease of access.

On the ground floor there is a warm and welcoming entrance with feature eye-catching double doors leading to a good-sized living room with bay window and spotlights, this leads into the attractive fitted kitchen with decorative tiling and access to a separate utility room.

Gas central heating and fully double-glazed as well as a higher-than-average energy rating, EPC C-74 and a privately enclosed rear garden all add further to the appeal of this

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(94 plus)	A		
(81-93)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		74	76
EU Directive 2002/91/EC			

OFFERS AROUND £154,950

Key Features

- Exceptional mid terrace with fashionable accommodation throughout and enjoys this superior setting with an attractive open aspect to the front.
- Comfortable living room with bay window and spotlights.
- Modern white bathroom suite on first floor.
- Well maintained front garden and privately enclosed rear garden.
- All of the abundance of amenities in Andersonstown are within easy reach along with state-of-the-art leisure facilities and beautiful parklands.
- Three good sized bedrooms, principal bedroom with double built-in robe.
- Attractive fitted kitchen with decorative tiling and access to separate utility room.
- Gas fired central heating / Upvc double glazing / Higher-than-average energy rating, EPC C-74.
- Beautifully presented throughout and close to lots of schooling, shops and transport links along with the Glider service on the Andersonstown Road.
- Early viewing strongly recommended for this showpiece.





GROUND FLOOR

Entrance canopy, Upvc double glazed front door to entrance hall, wooden effect strip floor, feature double doors to;

LIVING ROOM

14'1 13'7
Wooden effect stripped floor, bay window, spotlights, cornicing;

KITCHEN

13'6 10'2
Range of high and low level units, single drainer stainless steel 1 1/2 bowl sink unit, built-in hob & under oven, stainless steel extractor fan, beautiful partially tiled walls and tiled floor, spotlights, access to;

SEPARATE UTILITY ROOM

Plumbed for washing machine, partially tiled walls, tiled floor;

FIRST FLOOR

Spotlights, cornicing, Storage cupboard with Worcester gas boiler, access to roof-space from landing via pulldown ladder;

BEDROOM 1

11'9 11'2
Wooden effect stripped floor, double built-in robe, cornicing;

BEDROOM 2

10'7 9'11
Beautiful views;

BEDROOM 3

9'0 8'0
Built-in robe, wooden effect stripped floor;

WHITE BATHROOM SUITE

Bath, electric shower unit, low flush W.C, pedestal wash hand basin, chrome effect sanitary ware, tiled walls, chrome effect towel warmer, spotlights;

OUTSIDE

Well maintained front garden, privately enclosed rear garden with outdoor tap.

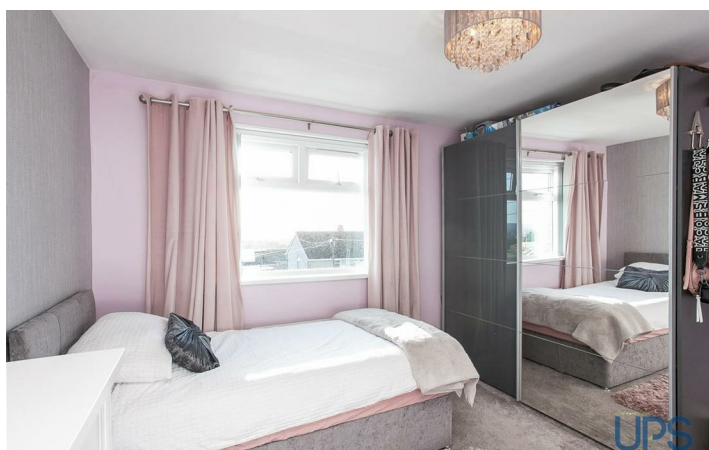
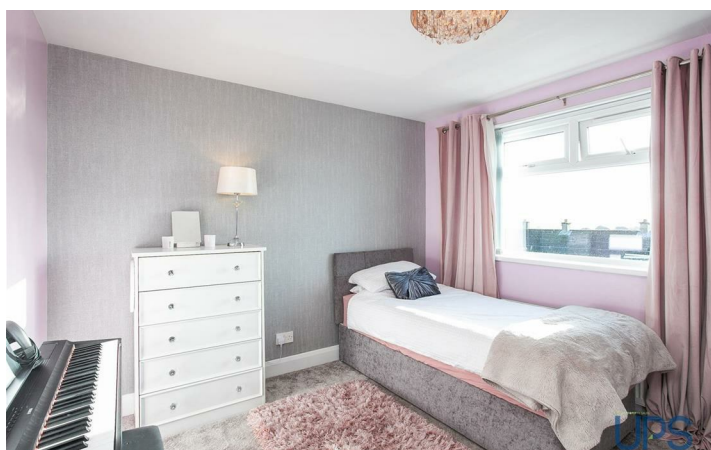
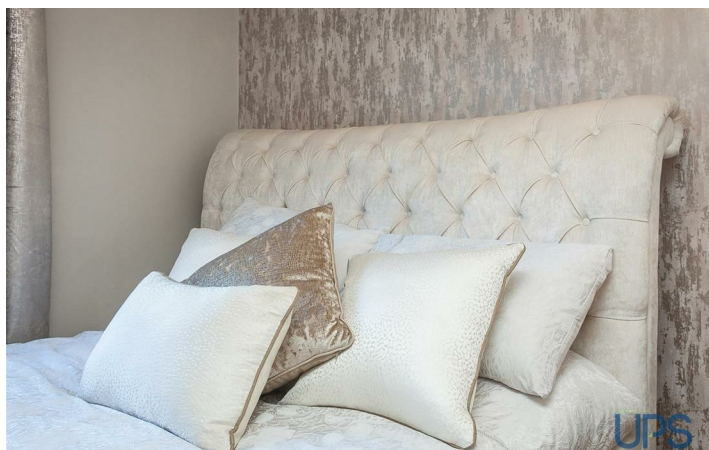
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Questions you may have.

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 Dean on .

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. 16825320

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.

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