



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.

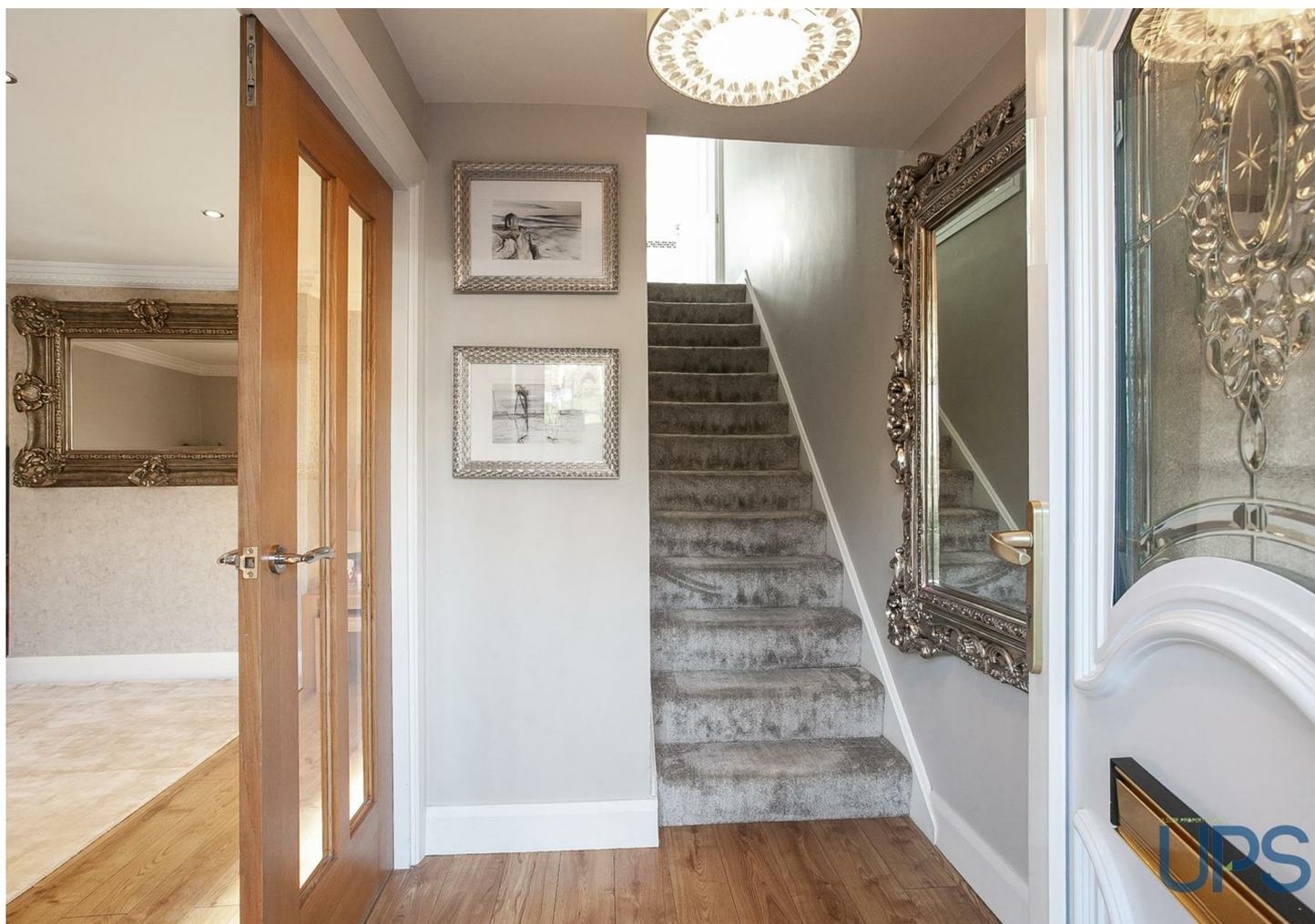
Gas central heating and fully double-glazed as well as a higher-than-average energy rating, EPC C-74 and a privately enclosed rear garden all add further to the appeal of this

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(91-95)	B		
(81-90)	C	74	76
(69-80)	D		
(55-68)	E		
(39-54)	F		
(13-38)	G		
Not energy efficient - higher running costs			
Northern Ireland		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.

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









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



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.

ULSTERPROPERTYSALES.CO.UK

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

FORETSIDE
028 9064 1264

GLENGORMLEY
028 9083 3295

MALONE
028 9066 1929

NEWTOWARDS
028 9181 1444

RENTAL DIVISION
028 9070 1000



Conor Beirne trading under licence as Ulster Property Sales (Andersonstown)
©Ulster Property Sales is a Registered Trademark