



63E SLIEVEGALLION DRIVE, ANDERSONSTOWN, BELFAST, BT11

8JP

A superb opportunity to purchase this sizeable duplex apartment, ideally positioned within the heart of Andersonstown, and therefore enjoys tremendous doorstep convenience to an abundance of amenities, to include state-of-the-art leisure facilities, lots of shops, cafes, and excellent transport links along with the Glider service and much more!

With accommodation spread over two stories and this very convenient location, coupled with its elevated position and beautiful views, we have no hesitation in recommending viewing. The accommodation is briefly outlined below.

Two good-sized bedrooms and a white bathroom suite complete the first floor.

On the ground floor there is a spacious and welcoming entrance hall as well as a bright and airy living room that has a solid wooden floor and attractive views; there is also a separate fitted kitchen.

Other qualities include gas-fired central heating and UPVC double glazing.

The apartment is approached via a communal entrance and stairs that lead to the apartment.

Early viewing recommended.



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(43-54) E		
(31-42) F		
(21-30) G		
Not energy efficient - higher running costs		
	59	74
Northern Ireland EU Directive 2002/91/EC		

OFFERS OVER £94,950

Key Features

- Duplex apartment ideally positioned in the heart of Andersonstown and therefore enjoys tremendous doorstep convenience!
- White bathroom suite on first floor.
- Separate fitted kitchen.
- Close to lots of schools, shops and transport links along with the Glider service.
- Arterial routes, the motorway network and Finaghy railway station are accessible.
- Two good sized bedrooms.
- Bright and airy living room.
- Gas fired central heating / Upvc double glazing.
- Walking distance to an abundance of amenities in Andersonstown including state-of-the-art leisure facilities, cafes, restaurants and much more.
- Early viewing recommended.





GROUND FLOOR

Door entry intercom system.

COMMUNAL ENTRANCE

To;

APARTMENT ENTRANCE

Upvc double glazed front door to;

SPACIOUS HALLWAY

Wood strip floor.

KITCHEN

11'3 x 7'11

Range of high and low level units, single drainer stainless steel 1 1/2 bowl sink unit, built-in hob and underoven, extractor canopy, partially tiled walls.

LIVING ROOM

14'6 x 11'8

Solid wooden floor, attractive views.

FIRST FLOOR

BEDROOM 1

11'11 x 8'4

Built-in robes, laminated wood effect floor.

BEDROOM 2

12'5 x 8'10

Built-in robes, laminated wood effect floor, attractive views.

WHITE BATHROOM SUITE

Bath, electric shower unit, low flush w.c, wash hand basin and storage unit, chrome effect sanitary ware, chrome towel warmer, spotlights.

OUTSIDE

Front patio / garden.

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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 Linda 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. 16822753

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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