



## 22 Rosnareen Avenue, Shaws Road

**Offers Around £129,950**

Superbly positioned within this highly sought after and established residential location benefitting from proximity to a wide choice of schooling, shops and transport links to include all the plentiful amenities in Andersonstown, this chain free home is not to be missed. Three bedrooms. Living room with double doors. Kitchen / dining area. Shower room on first floor. Gas central heating system. Upvc double glazing. Privately enclosed, good sized rear garden and flagged patio. Early viewing strongly recommended. EPC C73.

**GROUND FLOOR**

Upvc double glazed front door to;

**ENTRANCE HALL**

To;

**LIVING ROOM**

14'9 x 12'1 (4.50m x 3.68m)

Double doors to;

**KITCHEN / DINING AREA**

15'5 x 8'11 (4.70m x 2.72m)

Single drainer stainless steel sink unit, plumbed for washing machine, open plan to dining space, Upvc double glazed double doors to enclosed garden.

**FIRST FLOOR**

**BEDROOM 1**

11'5 x 9'2 (3.48m x 2.79m)

Vaillant gas boiler.

**BEDROOM 2**

11'9 x 8'7 (3.58m x 2.62m)

**BEDROOM 3**

15'6 x 12'0 (4.72m x 3.66m)

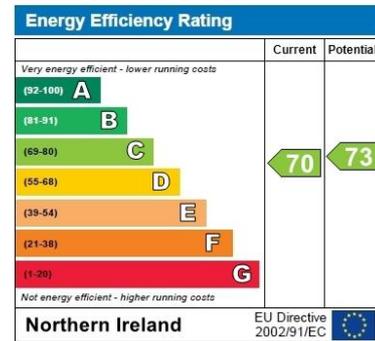
Built-in robes.

**SHOWER ROOM**

Shower cubicle, electric shower unit, low flush w.c, pedestal wash hand basin, chrome effect sanitary ware, chrome towel warmer, pvc stripped ceiling and walls.

**OUTSIDE**

Privately enclosed, good sized rear garden, flagged and patio, front garden.



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.



ULSTER PROPERTY SALES

**UPS**

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

FORETSIDE  
028 9064 1264

GLENGORMLEY  
028 9083 3295

MALONE  
028 9066 1929

NEWTOWNARDS  
028 9181 1444

RENTAL DIVISION  
028 9047 1515