



## 84 GARNOCK HILL, BLACKS ROAD, BELFAST, CO ANTRIM, BT10 0AW



An extraordinary stylish detached home superbly placed tucked away in this small and private cul de sac setting within this extremely desirable development just off the established and sought-after Blacks Road and therefore enjoys proximity to leading schools, shops, and transport links to include the motorway network and Glider service on the Stewartstown Road.

The upgraded and impressive living accommodation extends to around 1148 sq ft, benefits from a higher-than-average energy rating (EPC C-71), offers the potential to extend further subject to normal consents, and briefly comprises.

Three good-sized bedrooms, an impressive principal bedroom with a private luxury en-suite shower room, and a modern white bathroom suite complete the first-floor living.

On the ground floor, there is a bright and airy living room with a beautiful herringbone-effect wooden floor, an attractive fireplace, and access to a separate dining room with beautiful herringbone-effect wooden floor and double doors to private gardens.

In addition, an eye-catching up-graded fitted kitchen with an attractive herringbone effect tiled floor and an open plan to dining space, along with access to an integral garage, all add further to the appeal of this trendy home.

| Energy Efficiency Rating                    |   | Current | Potential               |
|---|---|---------|-------------------------|
| Very energy efficient - lower running costs |   |         |                         |
| (92 plus)                                   | A |         |                         |
| (81-91)                                     | B |         |                         |
| (69-80)                                     | C | 71      | 71                      |
| (55-68)                                     | D |         |                         |
| (39-54)                                     | E |         |                         |
| (21-38)                                     | F |         |                         |
| (1-20)                                      | G |         |                         |
| Not energy efficient - higher running costs |   |         |                         |
| Northern Ireland                            |   |         | EU Directive 2002/91/EC |

OFFERS AROUND £274,950

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## Key Features

- An extraordinary stylish detached home with luxury up-graded living space extending to around 1148sqft, and set within this exclusive Cul de sac setting.
- Three good sized bedrooms, principal bedroom with private luxury En-suite shower room.
- Luxury up-graded fitted kitchen open plan to dining space and access to integral garage.
- Fully double glazed / Gas fired central heating / higher-than-average energy rating, EPC C-71!
- Well maintained rear garden with additional flagged patio and decking.
- Close to leading schools, shops, transport links including the Glider service on the Stewartstown Road and motorway network along with Colin Glenn and its many leading attractions.
- Bright and airy living room with beautiful herringbone effect wooden floor, attractive fire place and access to a separate dining room.
- Modern white bathroom suite.
- Outstanding fashionable presentation throughout and ready for the lucky new owners to simply add furniture.
- Close to beautiful parklands, golf courses and easily accessible to West/South Belfast, as well as Lisburn, arterial links and leisure facilities to name a few.





## GROUND FLOOR

Upvc double glazed front door to:

### ENTRANCE HALL

To:

### LIVING ROOM

16'5 x 12'3

Beautiful Herringbone effect wood strip floor, attractive fireplace, access to:

### DINING ROOM

10'6 x 8'9

Beautiful Herringbone effect wood strip floor, feature double doors to garden.

### LUXURY KITCHEN / DINING AREA

16'1 x 9'9

Range of high and low level units, single drainer 1 1/2 bowl sink unit, stainless steel extractor fan, built-in hob and underoven, integrated dishwasher, beautiful Herringbone tiled floor, open plan to dining space, Upvc double glazed back door, access to:

### INTEGRAL GARAGE

16'1 x 9'3

Roller door, Worcester gas boiler.

## FIRST FLOOR

### LANDING

Storage cupboard.

### PRINCIPAL BEDROOM

16'9 x 9'2

Wooden effect strip floor.

## LUXURY ENSUITE SHOWER ROOM

Shower cubicle, thermostatically controlled shower unit, low flush w.c., wash hand basin and storage unit, chrome effect towel warmer, Velux window, tiled floor and partially tiled walls.

### BEDROOM 2

13'6 x 12'3

Wooden effect strip floor.

### BEDROOM 3

10'8 x 8'9

Wooden effect strip floor, Velux window.

## WHITE BATHROOM SUITE

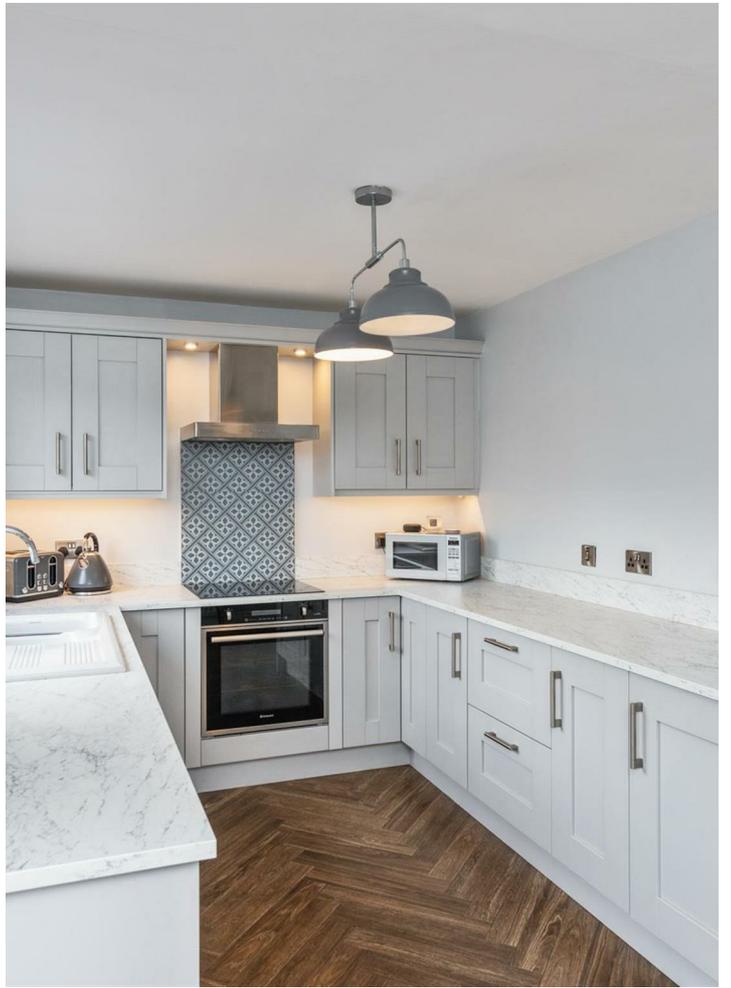
Thermostatically controlled shower unit, low flush w.c, wash hand basin and storage unit, Velux window, chrome effect heated towel warmer, extractor fan, partially pvc panelled walls.

## OUTSIDE

Private enclosed, well maintained rear garden and flagged patio, decking.

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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 Andersonstown 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. 17766483**

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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