



## 107C SHAWS ROAD, BELFAST, BT11 9PS

Attention first time buyers, and investors alike, this sale represents a superb opportunity to purchase this up-graded and modern top floor apartment conveniently located with tremendous doorstep convenience to include a short walk to local shops, excellent transport links and lots of schooling, in addition, all the abundance of amenities in Andersonstown are easily accessible which includes state-of-the-art leisure facilities to name a few.

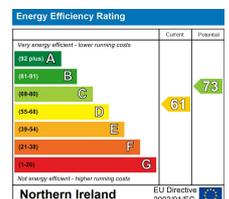
Offered for sale chain-free, and ready for the lucky new owner to simply add their furniture, this one is not to be missed, and the accommodation briefly comprises.

Two good sized bedrooms, both with built-in robes, and a bright and airy living room with magnificent views and access to private balcony, as well as a luxury separate fitted kitchen.

In addition, a white bathroom suite, and recently installed gas central heating system as well as Upvc double glazing throughout and access to plenty of communal car-parking and garden space to include a storage facility to the rear all add to the appeal of this fine home.

Colin Glen with its many leading attractions is close by to include proximity to Finaghy railway station, and access to the Glider service on the Stewartstown/Andersonstown Road as well as being with easy commuting distance of the city centre plus much more.

Viewing strongly recommended.



OFFERS AROUND £94,950

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### Key Features

- Up-graded top floor apartment with beautiful, elevated views and spacious living accommodation coupled with this very convenient location close to Andersonstown.
- Two good sized bedrooms.
- Luxury separate fitted kitchen.
- Recently installed gas central heating system / Upvc double glazing.
- Plenty of communal carparking and garden space.
- Close to lots of schooling, shops and transport links to include the Glider service on the Stewartstown/Andersonstown Road.
- Bright and airy living room with magnificent views.
- White bathroom suite.
- Chain-free / Residents have access to allotments.
- Viewing strongly recommended.





## GROUND FLOOR

### COMMUNAL ENTRANCE

Communal stairs to:

## TOP FLOOR

### ENTRANCE HALL

Upvc double glazed entrance door, laminated wood effect floor, gas boiler.

### LUXURY KITCHEN

10'3 x 7'0

Range of high and low level units, single drainer stainless steel 1 1/2 bowl sink unit, built-in hob and underoven, stainless steel extractor fan, breakfast bar.

### LIVING ROOM

13'11 x 11'9

Laminated wood effect floor, magnificent views, access to private balcony.

### BEDROOM 1

11'5 x 9'6

Laminated wood effect floor, built-in robes, beautiful elevated views.

### BEDROOM 2

10'3 x 8'8

Laminated wood effect floor, built-in robes.

### WHITE BATHROOM SUITE

Bath, electric shower unit, low flush w.c, pedestal wash hand basin, chrome effect sanitary ware, pvc panelled walls, extractor fan.

### OUTSIDE

Communal parking / gardens, storage cupboard to rear.

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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. 17775092**

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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