



10 SHANLIEVE ROAD, ANDERSONSTOWN, BELFAST, BT11 8GN

A superb opportunity to purchase this extended mid terrace home with larger accommodation extending to around an impressive 1126sqft, and offered for sale chain-free, together with this preferred residential location within the heart of Andersonstown and therefore enjoys tremendous doorstep convenience to include accessibility to lots of nearby schooling, shops, and transport links along with the Glider service, and wider motorway network.

All the abundance of amenities in Andersonstown are close by which includes state-of-the-art leisure facilities, cafes, and lots of shops, and this well-placed home is not to be missed, the accommodation briefly comprises.

Three bedrooms, and access to a developed roof-space via a pull-down ladder as well as a white bathroom suite and a separate W.C on landing, completes the upper floor living space.

On the ground floor there is a welcoming entrance hall, and a bright and airy living with access to an additional, extended living / dining area together with a fitted kitchen also with access to the additional extended living.

Gas fired central heating, and fully double glazed together with off road car-parking, and a privately enclosed rear garden with brick paviour patio, and additional flagged patio add further to the appeal of this wonderful home.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(48-54) E		
(39-47) F		
(31-38) G		
Not energy efficient - higher running costs		
64	66	
Northern Ireland EU Directive 2002/91/EC		

OFFERS AROUND £169,950

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Key Features

- Extended mid terrace home with larger accommodation extending to around 1126sqft.
- Bright and airy living room plus an additional extended living / dining space.
- White bathroom suite with separate W.C on landing.
- Off road carparking.
- Tremendous doorstep convenience with proximity to all of the abundance of amenities in Andersonstown along with state-of-the-art leisure facilities.
- Three bedrooms, access to developed roofspace.
- Fitted kitchen.
- Gas fired central heating / fully double glazed.
- Privately enclosed rear garden.
- Close to a wide selection of schooling, transport links to include the Glider service and wider motorway network plus much more!





GROUND FLOOR

Upvc double glazed front door to;

ENTRANCE HALL

Solid wooden floor;

LIVING ROOM

19'3 x 10'1

Solid wooden floor, access to;

EXTENDED LIVING / DINING AREA

21'9 x 10'3

Tiled floor, Velux windows, Upvc double glazed double doors to privately enclosed garden;

KITCHEN

12'10 x 12'0

Range of high and low level units, single drainer stainless steel sink unit, tiled floor, partially tiled walls, access to small utility off kitchen;

FIRST FLOOR

LANDING

BEDROOM 1

11'9 x 11'6

Range of built-in furniture, shower cubicle, electric shower unit, partially tiled wall;

BEDROOM 2

12'2 x 7'0

BEDROOM 3

11'5 x 6'4

Built-in robes, cornicing, centre rose;

WHITE BATHROOM SUITE

Wash hand basin and storage unit, chrome effect towel rail, beautiful tiled walls, wood strip ceiling, storage cupboard;

SEPARATE W.C

Low flush w.c., wash hand basin, chrome effect sanitary ware, beautiful tiled walls, wood strip ceiling;

ROOFSPACE

23'3 x 7'10

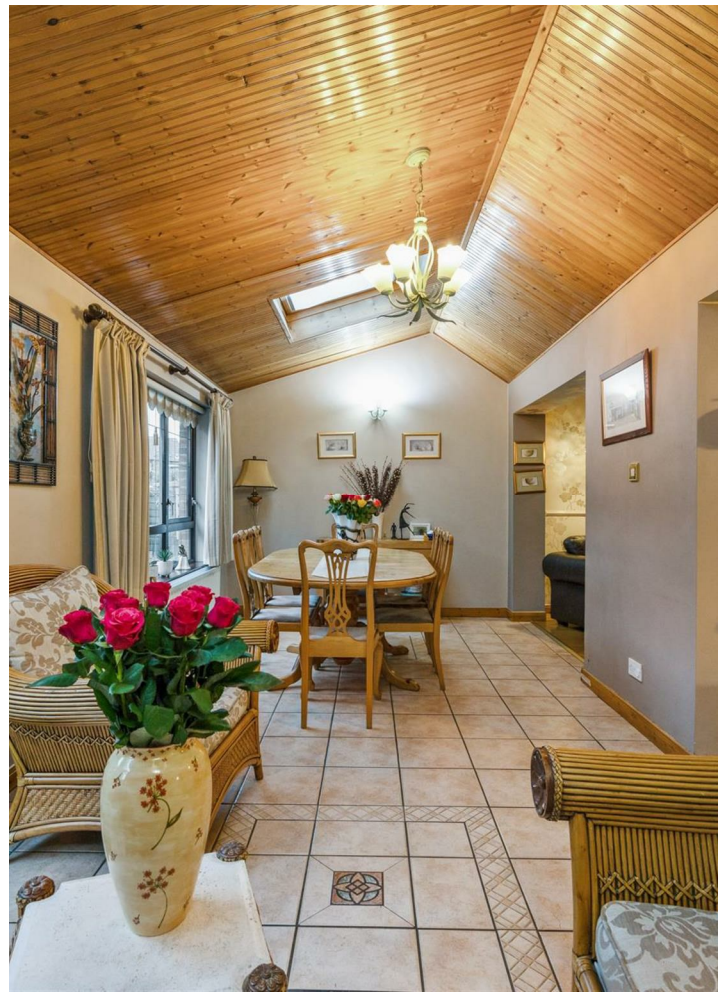
Access via pull down ladder on landing, excellent storage space, gas boiler;

OUTSIDE

Privately enclosed rear garden, brick paviour patio, additional flagged patio.

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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. 17782441

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

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