



## APT 11 CASTLEWOOD MANOR, FINAGHY ROAD NORTH, BELFAST, BT11 9RU

A rare and welcomed opportunity to purchase this extraordinary ground floor apartment with its own front door access, privately enclosed, good sized rear garden, and separate fitted kitchen, coupled with this preferred residential location tucked away just off the established Finaghy Road North, and therefore offers tremendous doorstep convenience to include a short walk to Ladybrook shops, Finaghy railway station, and all of the abundance of amenities in Andersonstown along with state-of-the-art leisure facilities, excellent transport links including the Glider service and so much more!

With a higher-than-average energy rating, EPC C-75, and well-appointed living space extending to around 680sqft, this special home is not to be missed, and the fantastic accommodation briefly comprises.

Two bedrooms, and a white bathroom suite with decorative tiling and the bonus of a separate shower cubicle together with an impressive bright and airy living room benefitting from a separate fitted kitchen with spotlights all add further to the appeal of this unique apartment.

A privately enclosed, good sized rear garden with flagged patio and side area, as well as Upvc double glazing, and gas central heating along with being offered for sale chain-free, compliment this awesome apartment further.

The property enjoys accessibility to lots of services including lots of shops on the nearby Upper Lisburn Road and is within easy reach of Colin Glen and all its leading attractions, to



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(94 plus) A			
(81-93) B			
(69-80) C			
(55-68) D			
(43-54) E			
(31-42) F			
(21-30) G			
Not energy efficient - higher running costs			
Northern Ireland		75	75
EU Directive 2002/91/EC			

OFFERS AROUND £144,950

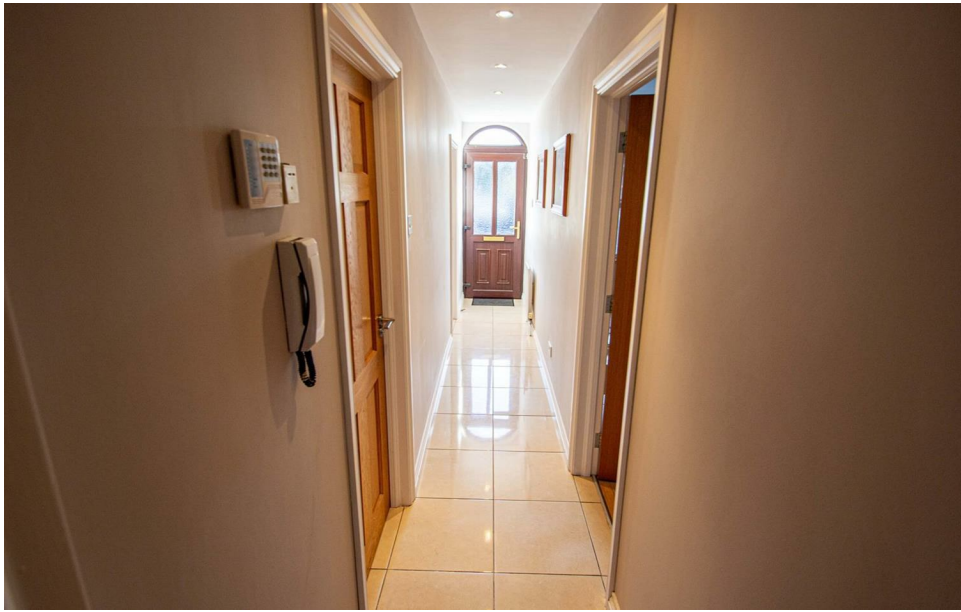


# APT 11 CASTLEWOOD MANOR, FINAGHY ROAD NORTH, BELFAST, BT11 9D11

## Key Features

- Extraordinary ground floor apartment with its own front door access, and privately enclosed, well maintained, good sized rear garden.
- Two good sized bedrooms.
- Chain free.
- Impressive, bright and airy living room with access to separate fitted kitchen with spotlights.
- Upvc double glazing / Upvc double glazing / Higher than average energy rating, EPC C-75.
- Tremendous doorstep convenience to include a short walk to Finaghy railway station, Ladybrook shops, and all of the abundance of amenities in Andersonstown along with state of the art leisure facilities.
- Excellent transport links close by along with the Glider service in Andersonstown.
- Accessibility to Colin Glen and all of its leading attractions, as well as beautiful parklands, restaurants, cafes, and much more.
- Wide choice of schooling, and additional services on the nearby Upper Lisburn Road.
- Small and private complex, we strongly recommend viewing.





## GROUND FLOOR

Upvc double glazed front door to:

### SPACIOUS ENTRANCE HALL

Beautiful tiled floor, spotlights.

### BEDROOM 2

10'7 x 7'11

Wooden effect strip floor.

### BEDROOM 1

10'9 x 10'8

Wooden effect strip floor, built-in robes.

### WHITE BATHROOM SUITE

Bath, low flush w.c, pedestal wash hand basin, separate shower cubicle with thermostatically controlled shower unit, chrome effect towel rail, extractor fan, spotlights, beautiful tiled floor, partially tiled walls.

### LIVING ROOM

22'9 x 9'11

Wooden effect strip floor.

### SEPARATE KITCHEN

9'11 x 8'2

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, tiled floor, spotlights, Upvc double glazed back door .

### OUTSIDE

Privately enclosed, good sized rear garden with flagged patio and side area.



**APT 11 CASTLEWOOD MANOR, FINAGHY ROAD NORTH, BELFAST, BT11  
QD11**















# APT 11 CASTLEWOOD MANOR, FINAGHY ROAD NORTH, BELFAST, BT11 9D11



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. 17795831**

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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