



**58 COMMEDAGH DRIVE,  
ANDERSONSTOWN, BELFAST, BT11  
8GJ**

An impressive, end town house that enjoys a prominent corner site with a pleasant outlook over a mature open aspect to front. Two good, well appointed, bright double bedrooms. One generous large reception room. Luxurious fitted kitchen with an archway to dining area / utility space. White bathroom suite. Upvc Ebony effect double glazed windows / gas fired central heating system. Feature flooring and internal doors. Good, fresh, youthful presentation throughout. Feature double gates / railings to front with excellent car parking and a private secure rear garden. Fantastic doorstep convenience within easy walking distance of shops / Leisure Centre / transport links to include the Glider service. Excellent first time buy, well worth a visit.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(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 £159,950

## Key Features

- An impressive end town house with an extensive corner site
- One generous reception room.
- Luxury white bathroom suite.
- Good, fresh, youthful presentation throughout.
- Fantastic doorstep convenience.
- Two good bright double bedrooms.
- Luxurious fitted kitchen with archway to dining area / utility space.
- Gas fired central heating / Upvc double glazed windows.
- Double gates / Car parking and a private secure rear garden.
- Transport links to include the Glider service all within easy walking distance.





## GROUND FLOOR

### FEATURE ENTRANCE PORCH

Slate effect detailing.

### ENTRANCE HALL

Feature storage understairs, gas boiler.

### LOUNGE / DINING AREA

19'3 x 10'6

Feature marble effect tiled floor.

### LUXURY KITCHEN

11'7 x 7'9

Range of high and low level units, formica work surfaces, single drainer stainless steel sink unit, tiling, marble effect flooring, feature worktops, built-in double oven, feature wine cooler, integrated fridge and freezer, integrated dishwasher, archway to:

### DINING / UTILITY SPACE

12'3 x 6'1

Feature flooring, breakfast bar, plumbed for washing machine, garden access.

## FIRST FLOOR

### BEDROOM 1

13'3 x 11'5

### BEDROOM 2

13'4 x 8'5

Built-in robes.

## LUXURY WHITE BATHROOM SUITE

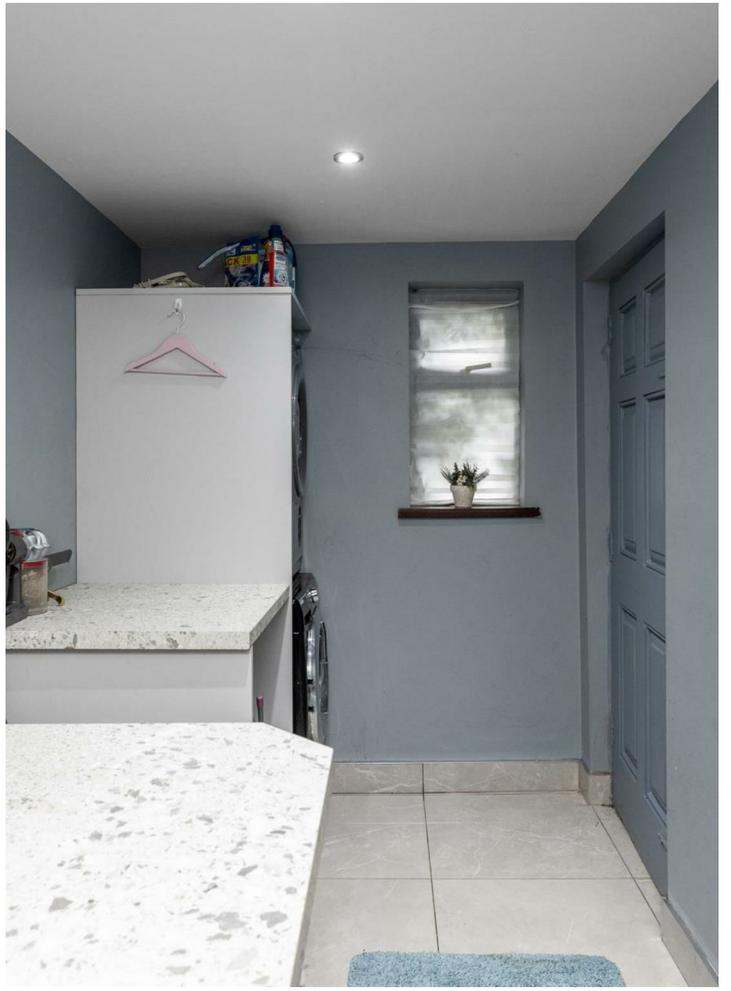
Panelled bath, thermostatically controlled shower unit, pedestal wash hand basin, low flush w.c.

## OUTSIDE

Generous corner site with feature pillars, double gates and railings to car parking, private and secure rear gardens.

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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. 17878252**

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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