



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		
(94-100) A		
(81-93) 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.

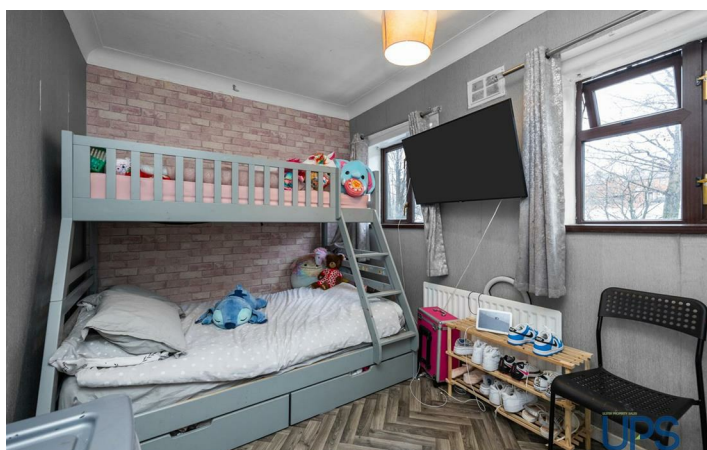
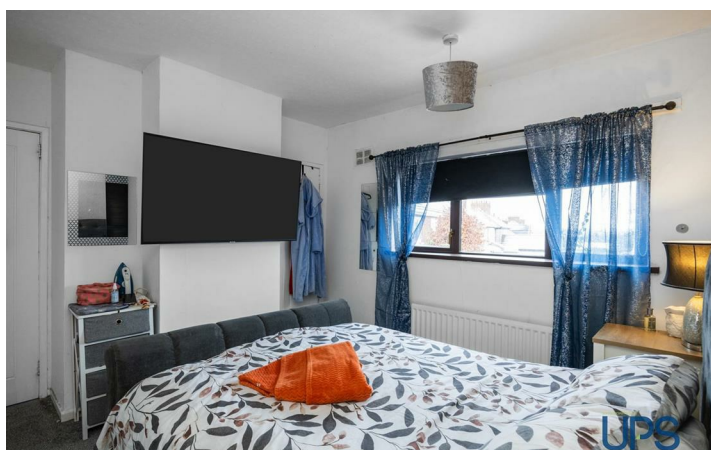
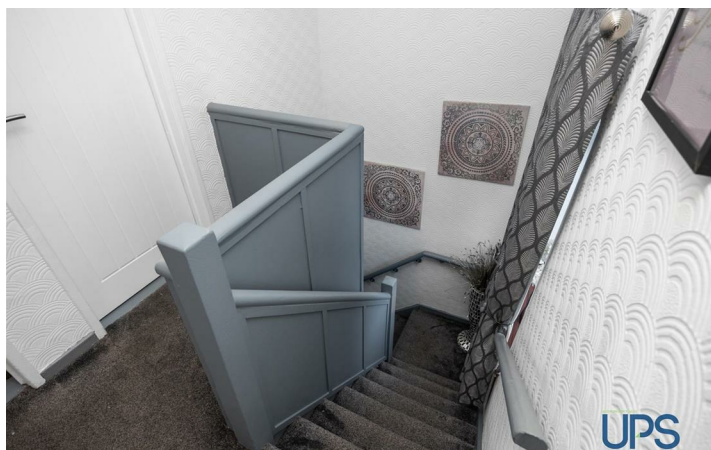
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Questions you may have.

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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