



## 4 ST AGNES DRIVE, ANDERSONSTOWN, BELFAST, BT11 8GZ

An extremely rare opportunity to acquire this magnificently presented period semi-detached home perfectly positioned within this popular and convenient residential location in the heart of Andersonstown that enjoys tremendous doorstep convenience to include a short stroll to all the abundance of amenities within Andersonstown including shops, cafés, and the up-graded state-of-the-art Andersonstown Leisure Centre, as well as a large selection of schooling and transport links along with the Glider service and wider motorway network to name a few.

The magnificent interior is most impressive, and the property is ideally situated within St Agnes' Parish, and the impressive accommodation briefly comprises.

Three bedrooms and a modern white bathroom suite with separate shower cubicle, spotlights and decorative tiling completes the first floor.

On the ground floor there is an entrance porch and inner door with feature stained-glass inserts leading to a spacious and welcoming entrance hall with solid wooden floor, wood panelling and a comfortable living room with feature bay window and attractive fire place with cosy open fire as well as an additional lounge with solid wooden floor and attractive fire place also with feature open fire that leads to a luxury fitted kitchen with display cabinets, spotlights and is open plan to a dining area and additional living/entertaining space with feature double doors to privately enclosed gardens.

A well maintained, privately enclosed rear garden that enjoys a Southerly aspect as well as a decking area and detached garage with W.C, add further to the appeal of this charming



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		67	69
EU Directive 2002/91/EC			

OFFERS AROUND £249,950

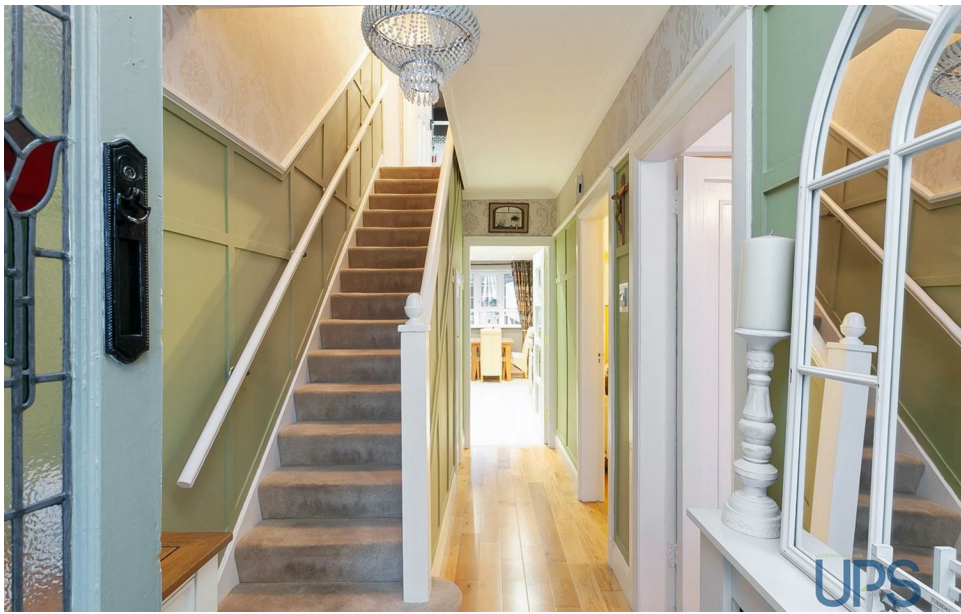


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### Key Features

- Extremely rare opportunity to purchase this magnificent extended-period semi-detached home superbly placed within the heart of Andersonstown and benefits from tremendous doorstep convenience!
- Two separate reception rooms, both with feature open fires.
- White bathroom suite on first floor with spotlights and decorative tiling.
- Gas central heating / Upvc double glazing / Extended living space of around 1143sqft.
- Walking distance to lots of nearby schooling, shops, cafes and transport links along with the Glider service and proximity to the wider motorway network and Boucher Road.
- Three good sized bedrooms.
- Luxury fitted kitchen open plan to dining area and additional, extended living/entertaining space.
- Privately enclosed, well maintained rear garden with additional decking and benefits from a Southerly aspect.
- Beautiful features throughout and presented to a high standard leaving the lucky new owner with little to do but simply add their furniture.
- The up-graded state-of-the-art Andersonstown Leisure Centre is with a short stroll away with all its facilities plus easy commuting distance to the city centre and so much more!





## GROUND FLOOR

Upvc double glazed front door with side panels and top lights to;

## ENTRANCE PORCH

Solid wooden floor, hardwood glass panelled inner door with feature stained glass inserts to;

## SPACIOUS AND WELCOMING ENTRANCE HALL

Solid wooden floor, wood panelling, cornicing, storage under-stairs;

## LIVING ROOM

12'9 10'6  
Feature bay window, cornicing, centre rose, attractive fire place with feature open fire;

## LOUNGE

11'3 10'6  
Solid wooden floor, attractive fire place with feature open fire, centre rose, access to;

## LUXURY FITTED KITCHEN / DINING

20'1 16'9  
Range of high and low level units, single drainer stainless steel 1 1/2 bowl sink unit, built-in hob & under oven, extractor fan, wine rack, display cabinets, partially tiled walls and tiled floor, spotlights, open plan to dining area and additional extended living/entertaining space, feature Upvc double glazed double doors to enclosed gardens;

## FIRST FLOOR

## BEDROOM 1

11'6 9'8  
Cornicing;

## BEDROOM 2

11'1 10'7

## BEDROOM 3

9'8 6'10

## WHITE BATHROOM SUITE

Bath with mixer taps, telephone hand shower, separate shower cubicle, thermostatically controlled shower unit, low flush W.C, pedestal wash hand basin, chrome effect sanitary ware, wooden stripped ceiling, spotlights, partially tiled walls;

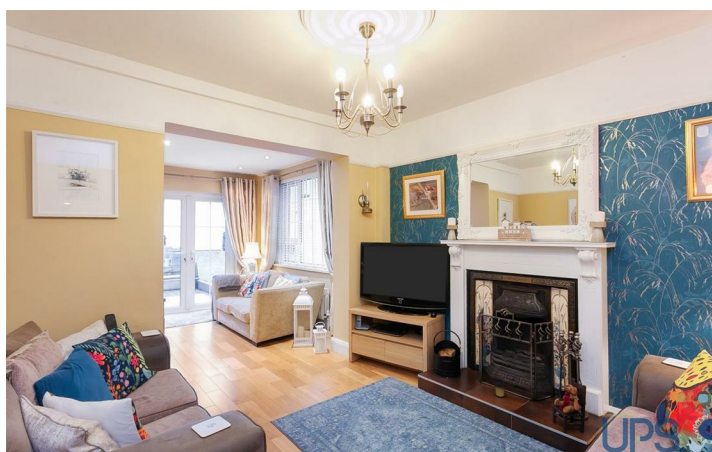
## OUTSIDE

Privately enclosed, well maintained rear garden benefitting from a Southerly aspect, additional decking, outdoor tap. Well maintained front garden, off road car-parking with brick paviour driveway;

## GARAGE.



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UPS

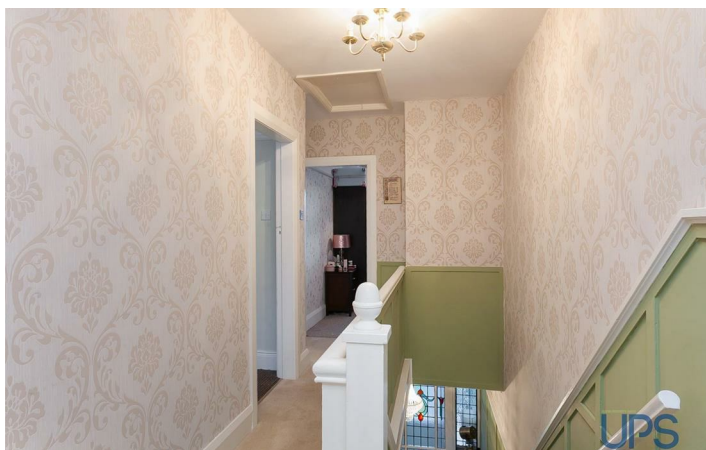








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Questions you may have.

**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 Gareth 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. 17893921**

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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