



1 OWENVARRAGH GARDENS, ANDERSONSTOWN, BELFAST, BT11 9BB

This is an extremely rare opportunity to purchase this extended semi-detached property offered for sale for the first time since construction and commands this superior setting, ideally placed within this small and private Cul de Sac position that rarely becomes available.

A home that enjoys tremendous doorstep convenience to an abundance of amenities in Andersonstown, along with state-of-the-art leisure facilities and a short walk to excellent transport links, including the Glider service, this striking semi-detached home is a must-see.

There are three good-sized double bedrooms and a modern shower suite with a separate W.C. on the landing. There is also access to the roof space via a pull-down ladder on the landing. The roof space is equipped with heat, power and light and provides excellent storage space. This completes the upper floor accommodation.

Feature double doors provide access to the property through an enclosed entrance porch leading to a warm and welcoming entrance hall that boasts both a cloakroom and separate storage room. The hallway leads to two separate reception rooms, including a feature extended living room with picture window and an extended modern fitted kitchen/dining area.

The property has gas fired central heating and is fully double glazed. This well appointed living space extends to around 1039sqft with off road car parking on an eye-catching brick paviour driveway leading to a detached garage, accessed via a remote controlled electric door, with electric and plumbing, all adding to the appeal of this wonderful family home.

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			
		63	66
Northern Ireland		EU Directive 2002/91/EC	

OFFERS AROUND £214,950

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Key Features

- Rare occasion to purchase this extended and charming semi detached family home superbly placed within this small and private cul de sac position with tremendous doorstep convenience.
- Two separate reception rooms to include a feature extended living room with picture window.
- Modern shower suite with spotlights and separate W.C on landing.
- Large, well maintained front garden and set well back from the road with a feature brick paviour driveway.
- Privately enclosed, low maintenance flagged rear garden and set within this friendly neighbourhood that is in constant demand.
- Three good-sized double bedrooms.
- Extended high gloss fitted kitchen with beautiful tiling and spotlights.
- Access to roof-space on landing via a pulldown ladder, light, power and radiator.
- Detached garage with electric remote controlled door, electric and plumbing.
- Short walk to all of the abundance of amenities in Anderstosntown along with state-of-the-art leisure facilities and excellent transport links including the Glider service and so much more!





GROUND FLOOR

Feature Upvc double glazed double doors to;

ENTRANCE PORCH

Tiled floor, Upvc double glazed inner door to;

SPACIOUS & WELCOMING ENTRANCE HALL

Storage under stairs, additional cloakroom;

LOUNGE

11'11 x 11'11
Fire place;

EXTENDED LIVING ROOM

11'11 x 18'4
Feature picture window overlooking the rear garden;

EXTENDED HIGH GLOSS FINISHED KITCHEN

7'6 x 15'3
Range of high and low level units, single drainer stainless steel sink unit, breakfast bar, built-in hob, stainless steel extractor fan, built-in oven, beautiful tiled floor, spotlights, partially tiled walls, Upvc double glazed back door;

FIRST FLOOR

Access to roof-space via a pulldown ladder on landing, light, power and radiator;

BEDROOM 1

10'2 x 11'11
Built-in robes;

BEDROOM 2

10'2 x 9'6
Built-in mirrored slide robes;

BEDROOM 3

9'3 x 8'6

MODERN SHOWER SUITE

Large shower cubicle, thermostatically controlled shower unit, chrome effect sanitary ware, spotlights, Pvc stripped ceiling and walls;

SEPARATE W.C ON LANDING

Low flush W.C.

OUTSIDE

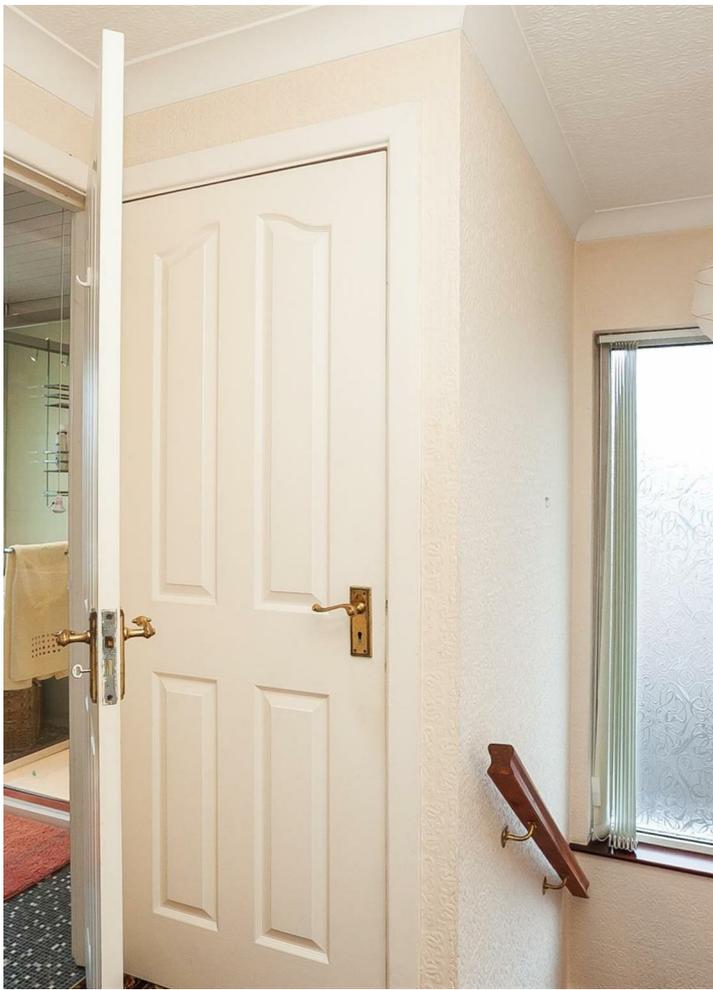
Feature well maintained large front garden, feature attractive brick paviour drive way leading to;

DETACHED GARAGE

9'11 x 23'4
Approached via a remote controlled electric roller door, light and power, pedestrian door, Worcester gas boiler. Privately enclosed, low maintenance flagged rear garden.

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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. 17896044

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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