



## 7 LAKE GLEN PARADE, ANDERSONSTOWN, BELFAST, BT11 8TO

Ideally positioned within Lake Glen Parade, a small and exclusive cul de sac setting that rarely becomes available is coupled with this much desired south-facing position that enjoys plenty of sunlight, together with tremendous doorstep convenience to include a short walk to the Kennedy Centre with its numerous stores and services, including Sainsbury's, as well as proximity to Lidl and Asda, along with fantastic transport links and the Glider service on your doorstep.

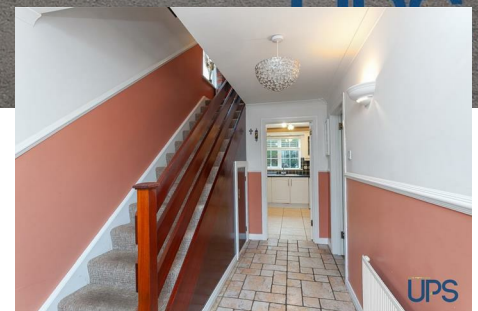
All the abundance of amenities in Andersonstown are very easily accessible, plus state-of-the-art leisure facilities, cafes, restaurants, and so much more, not to mention the wider motorway network only a few minutes away!

The spacious accommodation extends to around 935 sq ft and benefits further from a higher-than-average energy rating, EPC C-75. It briefly comprises three good sized bedrooms and a bathroom suite, together with a handy storage cupboard on the landing housing the gas boiler, and completes the first floor.

On the ground floor, there is a spacious and welcoming entrance hall as well as a sizeable living room and a bright and airy kitchen, which is open plan to a dining and entertaining area with feature double doors to the privately enclosed rear gardens enjoying a southerly aspect.

Off-road car parking and gas-fired central heating, together with Upvc double glazing and accessibility to lots of nearby schools, beautiful parklands, and arterial links, as well as the city centre and Boucher Road being close by, make this beautiful family home within this preferred residential location that is seldom available a star purchase!

Offered for sale chain-free, we have no hesitation in recommending this very special home with just about every desired amenity within each.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(94-100) A			
(81-93) B			
(69-80) C		75	75
(55-68) D			
(43-54) E			
(31-42) F			
(21-30) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

# OFFERS OVER £184,950

## 7 LAKE GLEN PARADE, ANDERSONSTOWN, BELFAST, BT11 8TQ

### Key Features

- Spacious semi detached home tucked away within this small and exclusive cul de sac that rarely becomes available and benefits from a southerly aspect and tremendous doorstep convenience.
- Sizeable living room.
- White bathroom suite.
- Short walk to the Kennedy centre and all its stores and services including Sainsbury's, and proximity to Lidl and Asda.
- Accessibility to lots of schools, shops and an abundance of amenities in Andersonstown including state-of-the-art leisure facilities, cafes, restaurants and so much more.
- Three good sized bedrooms.
- Bright and airy kitchen open to a dining / entertaining area with feature double doors to private gardens.
- Gas fired central heating / Upvc double glazing / Higher-than-average energy rating, EPC C-75.
- Excellent transport links including the Glider service on its doorstep including accessibility to arterial links and the wider motorway network.
- Offered for sale chain-free and a very rare occasion to purchase a home within Lake Glen Parade coupled with this preferred residential location, and we strongly recommend viewing!





## GROUND FLOOR

Front door to;

### SPACIOUS ENTRANCE HALL

Tiled floor, storage understairs.

### LIVING ROOM

12'1 x 13'3

Laminated wood effect floor.

### KITCHEN / DINING AREA

19'11 x 9'10

Range of high and low level units, single drainer stainless steel sink unit, built-in 5 ring gas hob and underoven, stainless steel extractor fan, partially tiled walls, tiled floor, plumbed for washing machine open plan to sizeable dining area, Upvc double glazed double doors to enclosed garden.

## FIRST FLOOR

### LANDING

Storage cupboard housing gas boiler.

### BEDROOM 1

12'1 x 13'3

Spotlights.

### BEDROOM 2

12'8 x 9'10

Laminated wood effect floor.

### BEDROOM 3

7'5 x 9'2

Laminated wood effect floor.

### WHITE BATHROOM SUITE

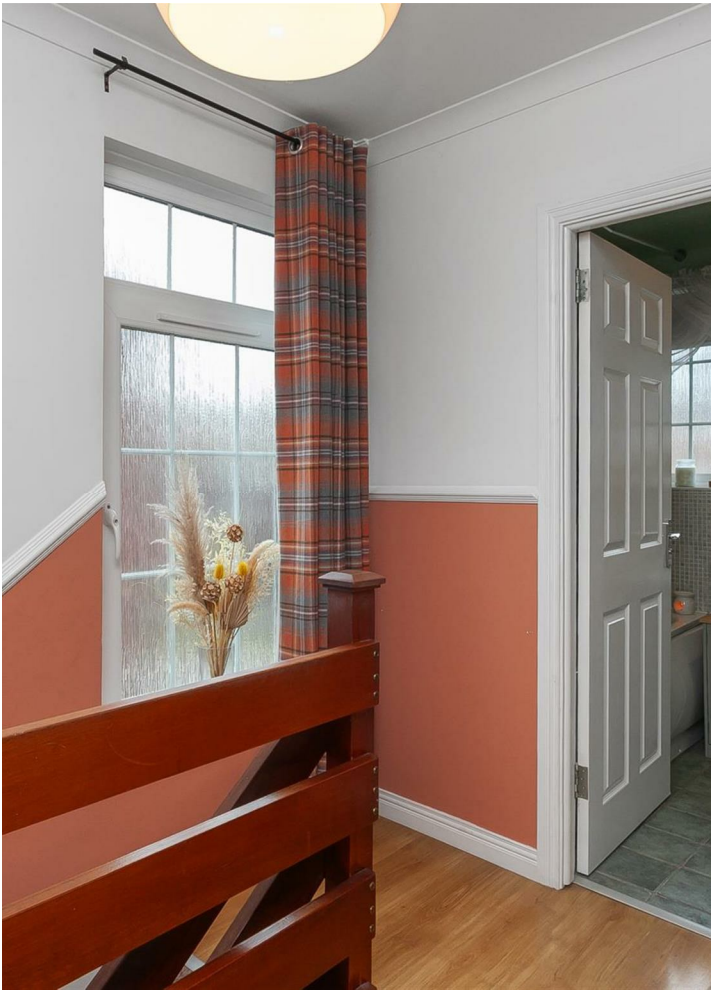
Bath with mixertaps, telephone hand shower, electric shower unit, wash hand basin, low flush w.c.

## OUTSIDE

Privately enclosed south facing rear garden and patio area, outside tap.

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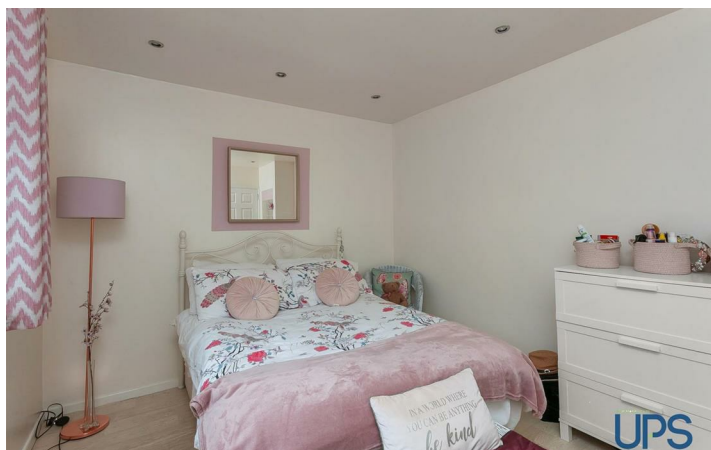








# 7 LAKE GLEN PARADE, ANDERSONSTOWN, BELFAST, BT11 8TQ



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. 17923490**

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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