



APT 36 KENARD AVENUE, ANDERSONSTOWN, BELFAST, BT11 8LY

A superior ground-floor apartment perfectly positioned within the heart of Andersonstown and therefore enjoying tremendous doorstep convenience to include a large selection of schools, shops, and transport links along with the Glider service and an abundance of amenities in Andersonstown, which include state-of-the-art leisure facilities and much more!

This extraordinary apartment offers lots of space and has its own private front door access, as well as a well-maintained, good-sized rear garden with a flagged patio and feature storage facility that has light and power. In addition, there is a well-maintained front garden and off-road, gated car parking with a brick paver driveway, and the accommodation is briefly outlined below.

There are two good-sized bedrooms, one with an excellent built-in robe and the other benefiting from a private position to the rear of the property. A sizeable living room and a separate fitted kitchen with beautiful tiling that is open plan to a dining space, together with a modern white bathroom suite also with decorative tiling, all add to the appeal of this wonderful home.

Oil-fired central heating and Upvc double glazing, as well as a well-appointed and manageable living space, complement this striking apartment further.

The wider motorway network is close by, as well as Belfast city centre and Lisburn being easily accessible, not to mention Colin Glen, Ireland's leading adventure park, with its many attractions, together with the Kennedy Centre and its many stores and services, including Sainsbury's, and both Lidl and Asda are within easy reach, to name a few.

We strongly encourage viewing this beautiful apartment that boasts fantastic living space within this extremely desirable and sought-after residential location.

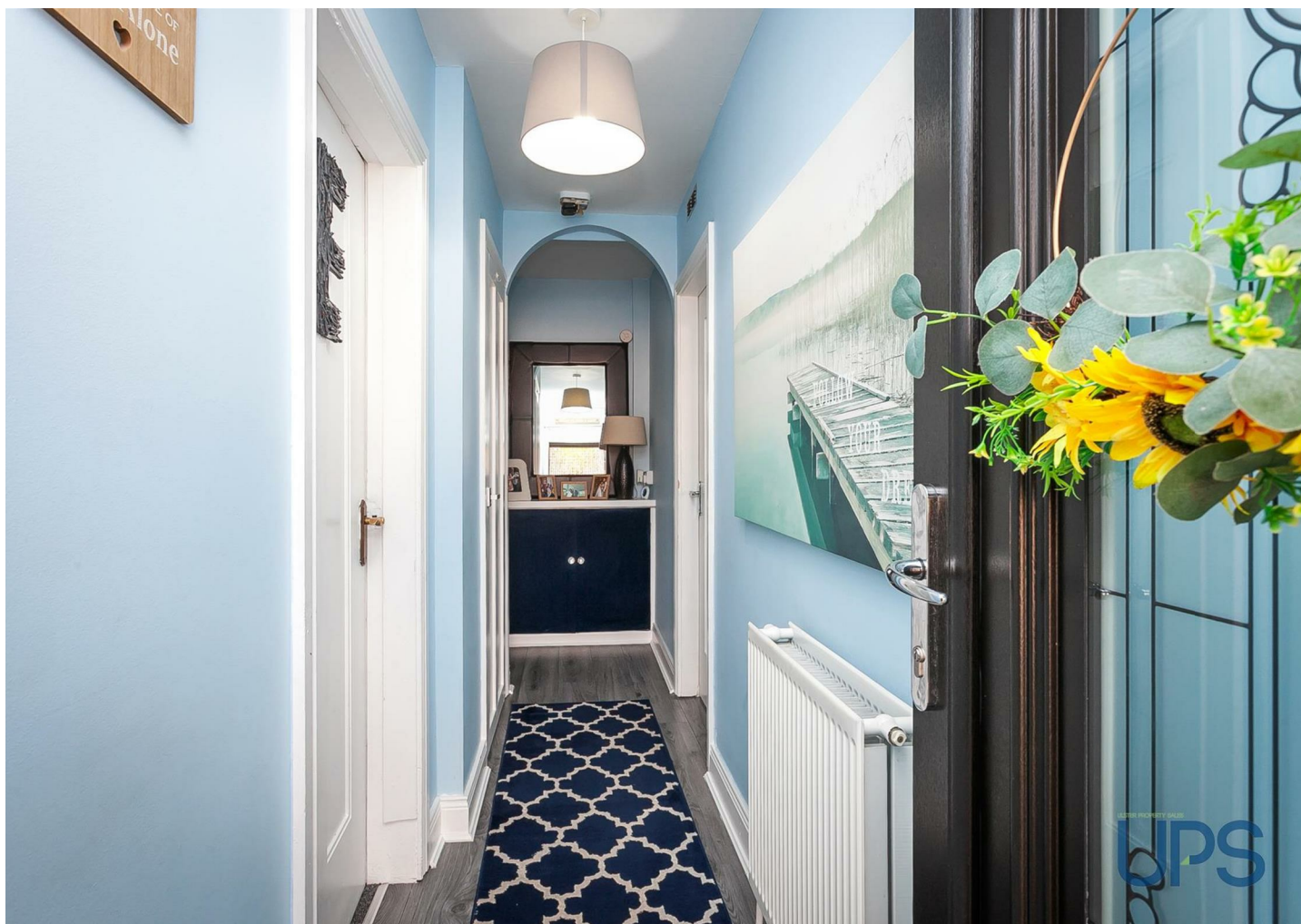


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(94 plus)	A		
(81-93)	B		
(69-80)	C		
(55-68)	D		
(43-54)	E		
(31-42)	F		
(1-30)	G		
Not energy efficient - higher running costs			
Northern Ireland		64	70
EU Directive 2002/91/EC			

OFFERS OVER £114,950

Key Features

- Superior ground floor apartment positioned in the heart of Andersonstown and enjoys tremendous doorstep convenience to include proximity to lots of nearby schools, shops and transport links.
- Sizeable living room.
- Modern white bathroom suite with beautiful tiling.
- Privately enclosed, well-maintained, good-sized rear garden with additional patio and eye-catching covered bar/entertaining area and storage facility with light and power - off road car-parking to front and well-maintained front garden.
- Close to arterial routes, the wider motorway network and ease of access to the city centre and Boucher Road with its many popular retail parks.
- Two good sized bedrooms, one with excellent built-in robe and the other benefitting from a private position to the rear of the property.
- Separate fitted kitchen with beautiful tiling and open plan dining space.
- Oil fired central heating system / Upvc double glazing.
- Accessibility to an abundance of amenities in Andersonstown along with state-of-the-art leisure facilities and the Glider service.
- Fantastic living space within this extremely desirable and south after residential location; early viewing strongly recommended.





GROUND FLOOR

Upvc double glazed front door to:

SPACIOUS ENTRANCE HALL

Wooden effect strip floor, storage cupboard.

LIVING ROOM

13'9 x 10'8
Cornicing.

KITCHEN

10'4 x 9'0
Range of high and low level units, single drainer stainless steel 1 1/2 bowl sink unit, built-in hob and underoven, extractor fan, beautiful partially tiled walls, open plan to dining space.

BEDROOM 1

13'1 x 9'3
Cornicing, built-in robes.

BEDROOM 2

10'4 x 8'4
Wood strip floor.

MODERN WHITE

BATHROOM SUITE

Bath, electric shower unit, low flush w.c, pedestal wash hand basin with mixertaps, chrome effect sanitary ware, cornicing, beautiful partially tiled walls.

OUTSIDE

Good sized, well maintained rear garden, flagged patio, storage facility with light and power and feature covered bar / entertaining space. Off road car-parking to front and well maintained garden.

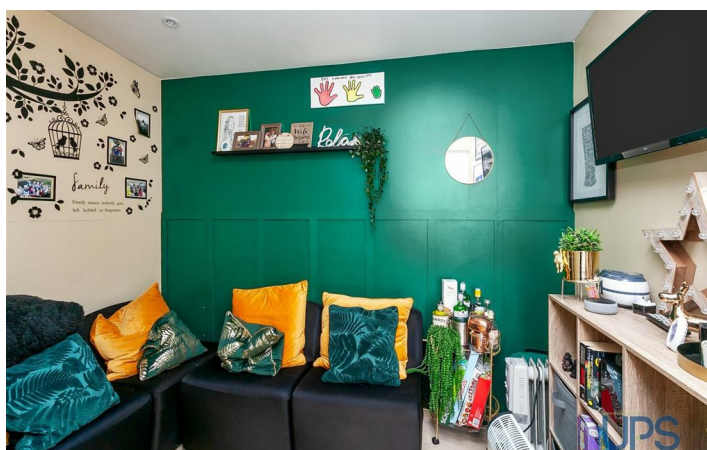
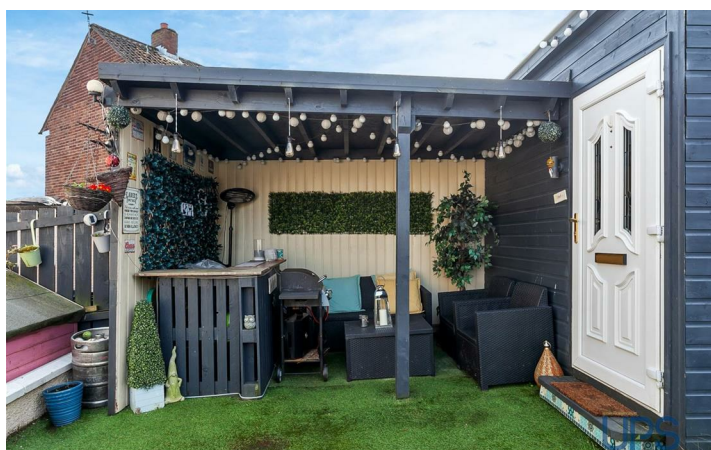
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Questions you may have.

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 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. 17937827

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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The Property Ombudsman
SALES

OFT
Approved code

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