



## 7 GLENVEAGH PARK, LENADOON, BELFAST, BT11 8EP

A perfect first-time purchase, this recently modernised, sizeable end-of-terrace home boasts well-appointed, sizeable living space extending to around an impressive 1024 sq ft, is well-placed tucked away in this private position backing onto the established Glen Road, and enjoys tremendous doorstep convenience to include a large selection of schools, shops, and transport links along with the Glider service on the Stewartstown Road, to name a few.

This beautiful home is offered for sale chain-free and must be seen to be fully appreciated. The well-appointed living space is briefly outlined below.

Three good bedrooms and a modern, up-graded, and sizeable bathroom suite with a separate shower cubicle and spotlights complete the first-floor living.

On the ground floor, there is a spacious and welcoming entrance hall as well as a bright and airy living room that has been opened to provide a contemporary living, dining, and entertaining arrangement with access to a fitted kitchen. There are feature double doors from the dining space, providing access to a privately enclosed rear garden.

In addition, a good-sized enclosed front garden and gas-fired central heating, as well as Upvc double glazing and fresh presentation throughout, all add to the appeal of this beautiful home.

Andersonstown, with all its abundance of amenities, is close by, as are the motorway network and city centre. Colin Glen, with its many leading attractions, is also close by, and the

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(94-100) A			
(81-93) B			
(69-80) C			
(55-68) D			
(43-54) E			
(31-42) F			
(21-30) G			
Not energy efficient - higher running costs			
Northern Ireland		71	71
EU Directive 2002/91/EC			

OFFERS AROUND £144,950

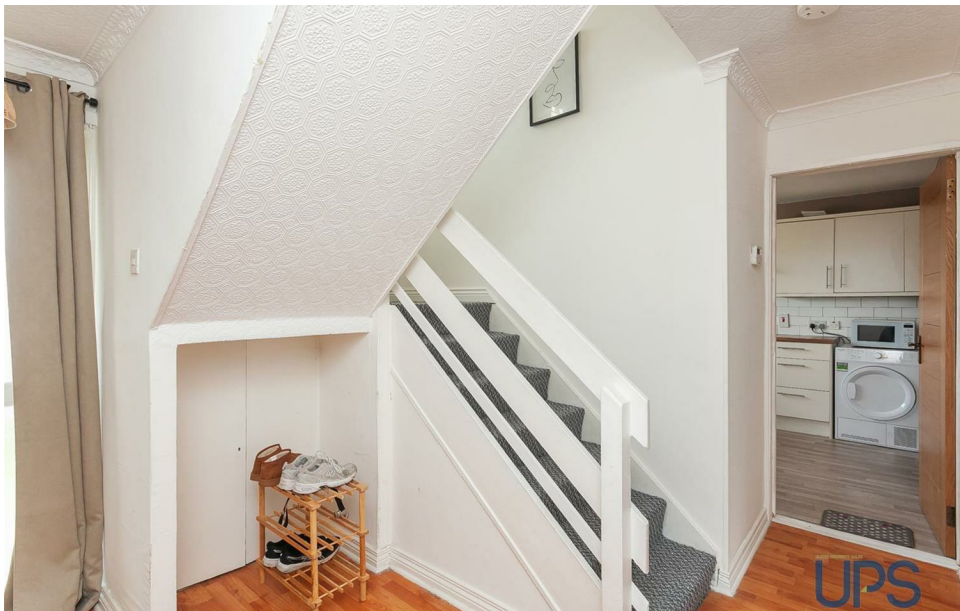


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### Key Features

- Sizeable end terrace home superbly positioned in this private setting backing onto the Glen Road and offers tremendous doorstep convenience.
- Three good bedrooms.
- Bright and airy living room open plan to a contemporary dining/entertaining arrangement with feature double doors to garden.
- Gas fired central heating / Upvc double glazing / Higher-than-average-energy rating (EPC C-71)
- Chain-free and close to Colin Glen with its many leading attractions.
- Close to lots of schools, shops and transport links along with the Glider service and an abundance of amenities in Andersonstown including state-of-the-art leisure facilities.
- Modern, upgraded and sizeable bathroom suite with separate shower cubicle.
- Fitted kitchen.
- Privately enclosed rear garden and good-sized front garden.
- Fresh presentation throughout, we strongly recommend viewing!





## GROUND FLOOR

Upvc double glazed front door to:

### SPACIOUS ENTRANCE HALL

Laminated wood effect floor, storage cupboard.

### LIVING ROOM

23'7 x 9'6

Laminated wood effect floor, open plan to contemporary dining arrangement, feature Upvc double glazed double doors to garden.

### LUXURY KITCHEN

11'6 x 9'11

Range of high and low level units, single drainer stainless steel sink unit, built-in hob and underoven, stainless steel extractor fan, beautiful partially tiled walls.

## FIRST FLOOR

### BEDROOM 1

11'7 x 10'5

### BEDROOM 2

10'3 x 6'1

### BEDROOM 3

11'6 x 10'7

### LUXURIOUS WHITE BATHROOM SUITE

Feature bath, separate shower cubicle, w.c, wash hand basin, black effect towel warmer, black effect sanitary ware, extractor fan, beautiful tiled walls and floor.

### OUTSIDE

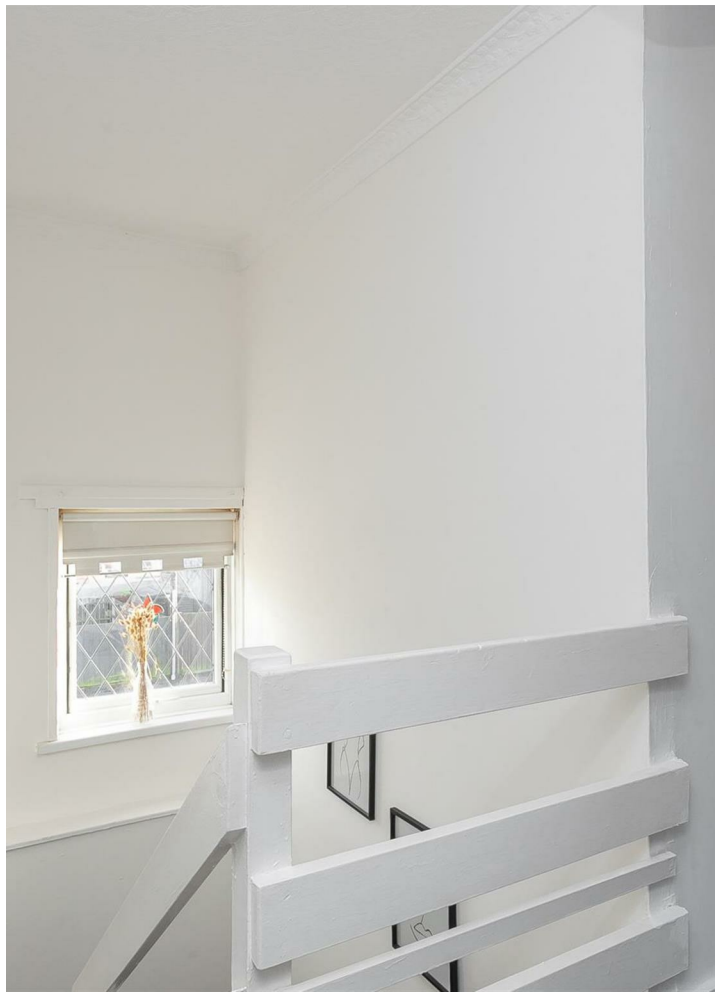
Good sized enclosed front garden, privately enclosed rear garden.



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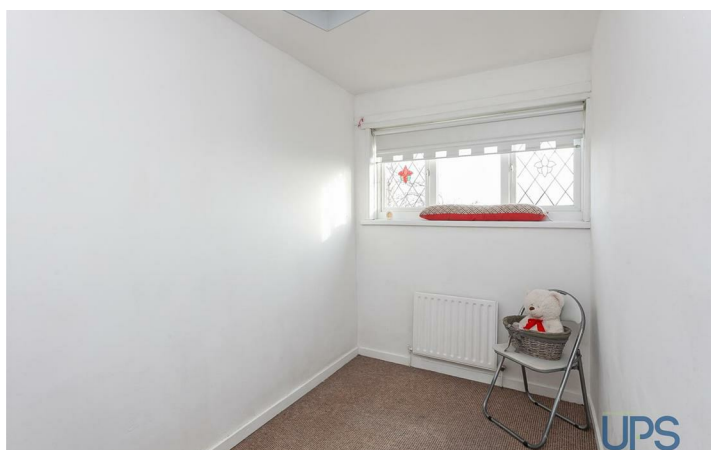








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Questions you may have.

**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. 17937908**

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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