



29 ORCHARDVILLE CRESCENT, BELFAST, BT10 0JS



Freshly upgraded, this superb semi-detached home is ideally located within a small and private cul-de-sac setting within this highly sought-after and convenient residential location that is within walking distance to Finaghy railway station and all the amenities on the nearby Upper Lisburn Road, including accessibility to an abundance of amenities in Andersonstown along with state-of-the-art leisure facilities, excellent transport links, and the Glider service on the Andersonstown Road.

Offered for sale chain-free and benefiting from accessibility to lots of popular schools, this sizeable home that extends to around 1071 sq ft is a star buy, and the well-appointed living space is briefly outlined below.

Three good-sized bedrooms, all of which have newly laid carpet, and one bedroom with spotlights. There is also a white bathroom suite with spotlights on the first floor, and the stairs and landing have also had newly laid carpet. There is access from the landing to a developed roof space that has storage in the eaves and completes the upper-floor living.

On the ground floor, there is a welcoming entrance hall, a bright and airy living room with newly laid carpet, a fireplace, and access to a separate dining room that also has newly laid carpet and a double-glazed sliding patio door providing access to private gardens. Just outside the dining room is a newly installed, fitted kitchen.

Off-road car parking and a detached garage, together with well-maintained front and rear gardens, an oil-fired central heating system, and double glazing, all add further to the appeal of this wonderful 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			
		47	24
Northern Ireland		EU Directive 2002/91/EC	

OFFERS OVER £204,950

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Key Features

- Freshly upgraded, superb semi detached family home placed within this small and private cul-de-sac setting walking distance to Finaghy railway station and all the amenities on the nearby Upper Lisburn Road.
- Developed roofspace with storage into eaves.
- Separate dining room with newly laid carpet.
- White bathroom suite on first floor.
- Offered for sale chain-free and enjoys proximity to all of the abundance of amenities in Andersonstown along with state-of-the-art leisure facilities and much more.
- Three good sized bedrooms all of which with newly laid carpet.
- Bright and airy living room with newly laid carpet.
- Newly installed fitted kitchen.
- Off road carparking / detached garage / good-sized gardens.
- Spacious accommodation extending to around 1071sq ft and we have no hesitation in recommending an early viewing.





GROUND FLOOR

Upvc double glazed front door to:

ENTRANCE HALL

Tiled floor, spotlights.

LIVING ROOM

13'1 x 12'8

Newly laid carpet, cornicing, fireplace, access to:

DINING ROOM

12'5 x 8'7

Newly laid carpet, cornicing, double glazed sliding patio door to garden.

NEWLY INSTALLED

KITCHEN

11'11 x 6'9

Range of high and low level units, single drainer sink unit, built-in hob and oven, Upvc double glazed back door.

FIRST FLOOR

WHITE BATHROOM SUITE

Bath, electric shower unit, low flush w.c, pedestal wash hand basin, chrome effect sanitary ware, chrome effect towel warmer, spotlights.

BEDROOM 1

14'11 x 9'10

Spotlights, newly laid carpet.

BEDROOM 2

10'3 x 9'4

Cornicing, newly laid carpet.

BEDROOM 3

6'7 x 6'4

Newly laid carpet.

LANDING

Newly laid carpet to hall, stairs and landing, stairs to:

DEVELOPED ROOFSPACE

15'10 x 12'10

Storage into eaves.

OUTSIDE

Privately enclosed, good-sized rear garden and patio. Well-maintained front garden and off road car-parking, outdoor tap;

DETACHED GARAGE

20'6 10'0

Up and over door, pedestrian door, oil fired boiler.

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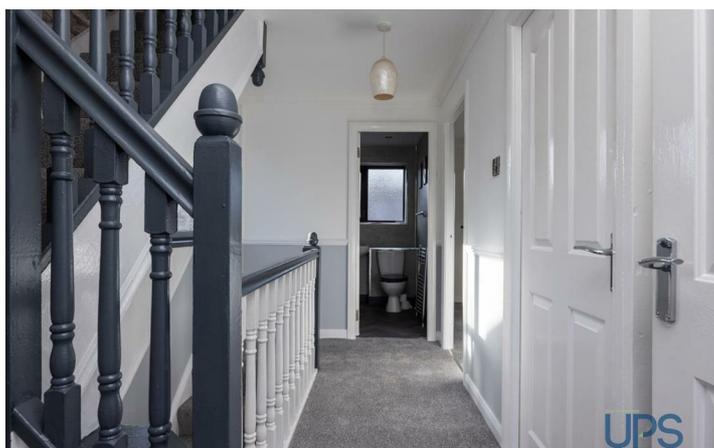








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Questions you may have.

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. 17938561

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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