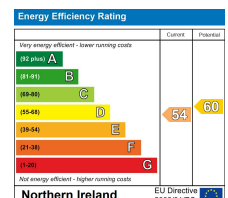




## 32 DENEWOOD PARK, ANDERSONSTOWN, BELFAST, BT11

### 8FS

An exceptional well maintained and presented, extended semi detached family home that enjoys a south facing, private cul de sac position within this established residential area. Extending to 1245 Sq / Ft of fantastic well appointed living space, the property feature's a double storey extension to rear and benefits from three excellent double bedrooms, a principle bedroom with luxury ensuite shower room and two generous separate reception rooms. Extended luxury fitted kitchen open to a sizeable casual dining area. White shower suite. Upvc double glazed windows / oil fired central heating system. Good presentation throughout. Private, secure, south facing rear garden. Feature garden room / utility area with separate w.c. Magnificent doorstep convenience within easy walking distance of Glen Road, leading schools / shops / transport links. Competitively priced, well appointed family home that can only be fully appreciated upon viewing. Well worth an inspection. Chain free.



# OFFERS AROUND £214,950



### Key Features

- Exceptional well maintained and presented extended semi detached family home with a double storey extension to rear.
- Large Principle bedroom.
- Two generous, separate reception rooms / Extended living room with feature patio doors.
- Luxury white shower suite.
- Feature garden room / workshop / w.c
- Three good double bright comfortable bedrooms.
- Luxury ensuite shower room.
- Extended Luxury fitted kitchen open to a casual dining area.
- Upvc double glazing / Oil fired central heating system.
- Chain free.





## GROUND FLOOR

Upvc double glazed entrance door to:

### ENTRANCE HALL

Downlighters. Feature flooring.

### LOUNGE

12'3 x 11'2

Feature flooring, bay window.

### EXTENDED LIVING ROOM

19'2 x 12'11

Feature fireplace inset and hearth, flooring, sliding patio doors.

### EXTENDED KITCHEN / DINING AREA

20'5 x 9'2

Range of high and low level units, formica work surfaces, single drainer stainless steel sink unit, tiling, ceramic tiled floor, overhead extractor hood.

## FIRST FLOOR

### LANDING

Hotpress with copper cylinder.

### PRINCIPLE BEDROOM 1

11'8 x 11'5

Built-in robes.

### ENSUITE SHOWER ROOM

Fully tiled shower cubicle, wash hand basin, low flush w.c, electric shower unit. Tiling.

### BEDROOM 2

13'2 x 10'3

Wooden effect strip floor.

### BEDROOM 3

10'9 x 8'4

Wooden effect strip floor.

### LUXURY SHOWER SUITE

Fully tiled shower cubicle, pedestal wash hand basin, low flush w.c. Tiling.

### OUTSIDE

Driveway to front, private, south facing rear garden, feature paving with secure fencing, housed oil fired boiler.

### GARDEN ROOM

11'4 x 10'2

Single drainer stainless steel sink unit, plumbed for washing machine, separate low flush w.c.

### WORKSHOP

11'9 x 8'5



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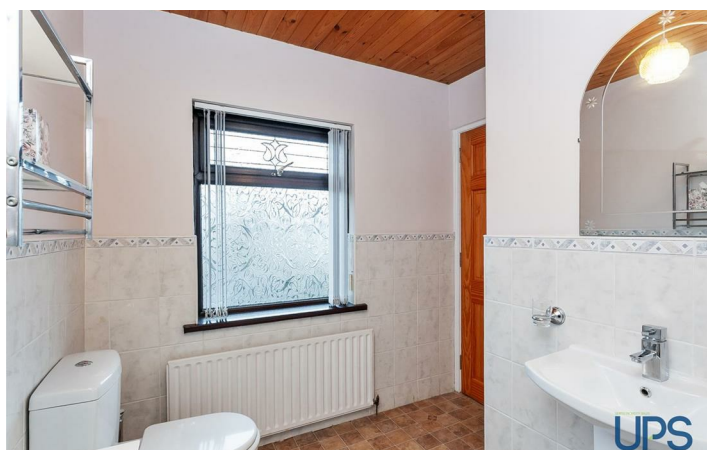








# 32 DENEWOOD PARK, ANDERSONSTOWN, BELFAST, BT11 8FS



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. 17947752**

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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