



## 14 LAKE GLEN DRIVE, ANDERSONSTOWN, BELFAST, BT11 8TF

A welcomed opportunity to purchase this well-appointed semi-detached home set well back in from the main road within this popular and highly sought-after cul de sac location that benefits from tremendous doorstep convenience to include a short walk to excellent transport links including the Glider service as well as the Kennedy Centre and its many stores and services, including Sainsbury's, and proximity to both Lidl and Asda, to name a few.

All the abundance of amenities in Andersonstown are easily accessible, along with state-of-the-art leisure facilities, lots of schools, arterial links including a wider motorway network, and a short commute to the centre. The superb accommodation is briefly outlined below.

Three good-sized bedrooms and a white bathroom suite complete the first floor.

On the ground floor, there is a spacious and welcoming entrance hall, as well as a bright and airy living room with bay windows, an attractive fireplace, and feature double doors leading to a fitted kitchen with sizeable dining space.

Off-road car parking, a covered carport facility, and front and rear gardens, together with oil-fired central heating and Upvc double glazing, all add further to the appeal of this wonderful home.

We strongly encourage viewing to avoid disappointment.



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

OFFERS AROUND £184,950



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### Key Features

- Beautiful semi-detached home superbly placed within this preferred residential location that benefits from tremendous doorstep convenience.
- Three good-sized bedrooms.
- Kitchen open plan to sizeable dining / entertaining space.
- Oil fired central heating / Upvc double glazing.
- Enclosed rear garden.
- Walking distance to excellent transport links along with the Glider service and the Kennedy Centre/Sainsbury's, Lidl and Asda as well as an abundance of amenities in Andersonstown.
- Bright and airy living room with bay window and feature double doors.
- White bathroom suite.
- Off road-car-parking to attached covered car-port.
- Close to lots of schooling and the city centre as well as state-of-the-art leisure facilities and so much more!





## GROUND FLOOR

Upvc double glazed front door to;

## ENTRANCE HALL

Wooden effect strip floor.

## LIVING ROOM

13'4 x 11'11

Wooden effect strip floor, bay window, attractive fireplace with marble effect hearth and surround, Upvc double glazed double doors to;

## KITCHEN / DINING AREA

19'3 x 9'6

Range of high and low level units, single drainer stainless steel sink unit, partially tiled walls, open plan to sizeable dining space.

## FIRST FLOOR

## LANDING

Hotpress / storage.

## BEDROOM 1

10'6 x 9'6

Laminated wood effect floor, built-in robes.

## BEDROOM 2

13'0 x 12'11

## BEDROOM 3

8'6 x 8'1

Laminated wood effect floor.

## WHITE BATHROOM SUITE

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

## OUTSIDE

Enclosed rear garden, outdoor tap, front garden, off street carparking to;

## ATTACHED GARAGE

Up and over door, pedestrian door.



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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. 17952089**

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.

ULSTERPROPERTYSALES.CO.UK

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