



14 GARVEY MANOR, OLD SUFFOLK ROAD, BELFAST, BT11 9RL



A rare opportunity to purchase this outstanding semi-detached home superbly located in this small and exclusive cul de sac location that enjoys tremendous doorstep convenience to include accessibility to lots of nearby schools, shops, and transport links along with the Glider service on Stewartstown Road and adjacent to Colin Glen, Ireland's leading adventure park, to name a few.

Three bedrooms, including the principal bedroom with built-in robes and developed roof space with spotlights, as well as a luxurious white bathroom suite with a feature shower cubicle and beautiful tiling, complete the upper-floor accommodation.

On the ground floor, there is a spacious and welcoming entrance hall and a bright and airy living room with bay window and an attractive fireplace. In addition, a fitted kitchen with an open plan and a sizeable dining area completes the ground floor.

With plenty of off-road car parking and an enclosed, good-sized, and well-maintained rear garden with additional patio and decking, all of these add further to the appeal of this charming home that enjoys this quiet and convenient location.

Early viewing is strongly encouraged.

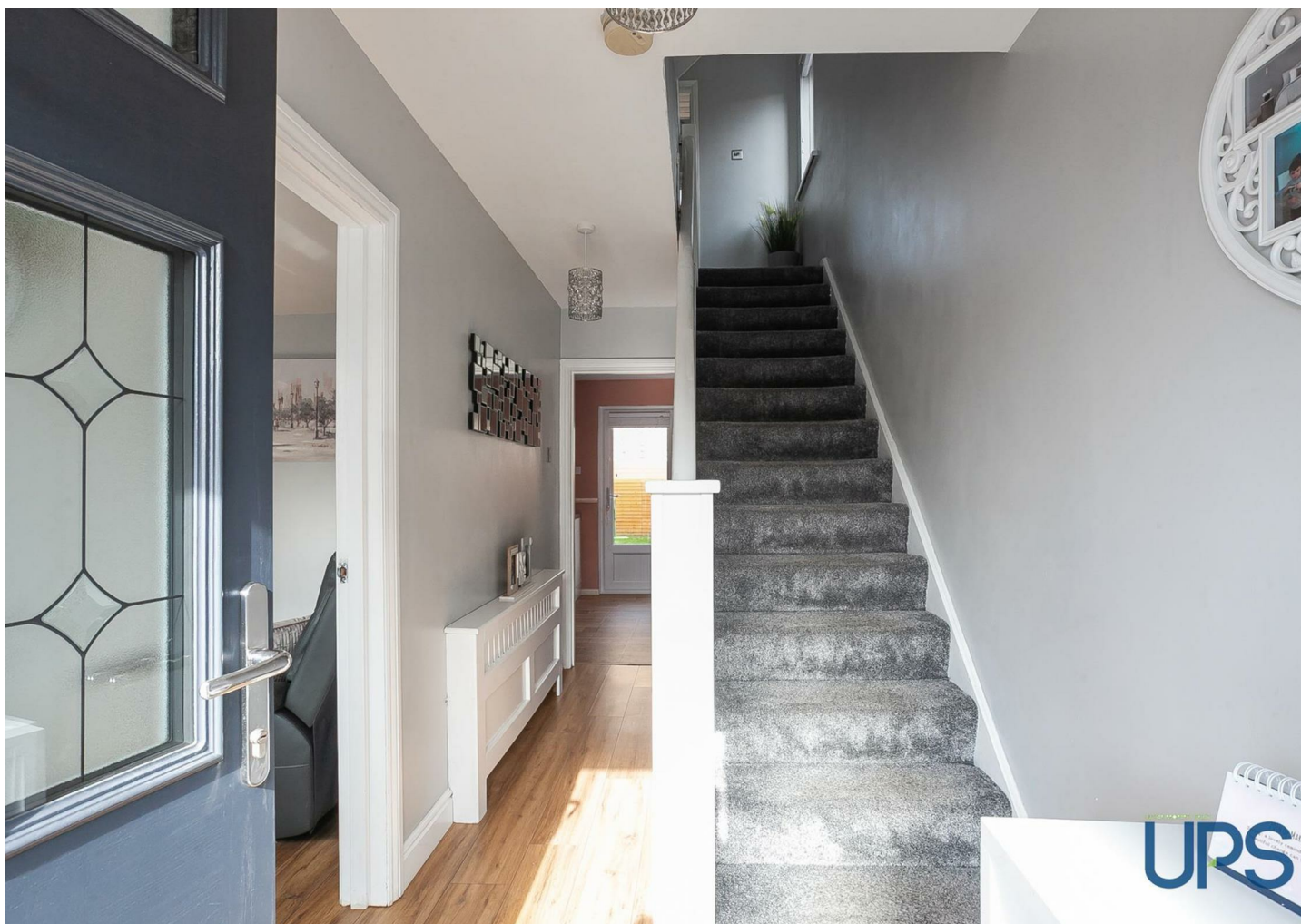
Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C	74	74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland EU Directive 2002/91/EC		

OFFERS AROUND £179,950

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Key Features

- Outstanding semi detached home superbly placed tucked away in the small quiet residential cul de sac location that benefits from tremendous doorstep convenience!
- Bright and airy living room with bay window.
- Luxurious white bathroom suite with feature shower cubicle and spotlights.
- Gas central heating system Upvc double glazing.
- Adjacent to Colin Glen, Irelands leading adventure park plus proximity to lots of nearby schooling, shops and transport links along with the Glider service on the Stewartstown Rd.
- Three bedrooms plus a developed roof-space.
- Fitted kitchen open plan to sizeable dining area.
- Plenty of off-road car-parking.
- Good sized and well maintained rear garden.
- Close to arterial links, the motorway network and both Belfast and Lisburn - Early viewing strongly advised for this outstanding home.





GROUND FLOOR

Feature entrance canopy, Upvc double glazed front door to;

SPACIOUS ENTRANCE HALL

Wooden effect strip floor.

LIVING ROOM

15'5 x 12'3

Wooden effect strip floor, feature bay window, attractive fireplace.

KITCHEN / DINING AREA

18'2 x 9'4

Range of high and low level units, single drainer stainless steel sink unit, partially tiled walls, extractor fan, open plan to sizeable dining space, Upvc double glazed back door.

FIRST FLOOR

BEDROOM 1

11'5 x 10'0

Built-in slide robes.

BEDROOM 2

11'8 x 11'6

BEDROOM 3

8'9 x 6'1

LUXURIOUS SHOWER SUITE

Feature sizeable shower cubicle with thermostatically controlled shower unit, low flush w.c, wash hand basin and storage unit, chrome effect sanitary ware, chrome heated towel warmer, beautiful tiled walls and floor, spotlights, pvc stripped ceiling.

LANDING

Storage cupboard. Stairs to;

DEVELOPED ROOFSPACE

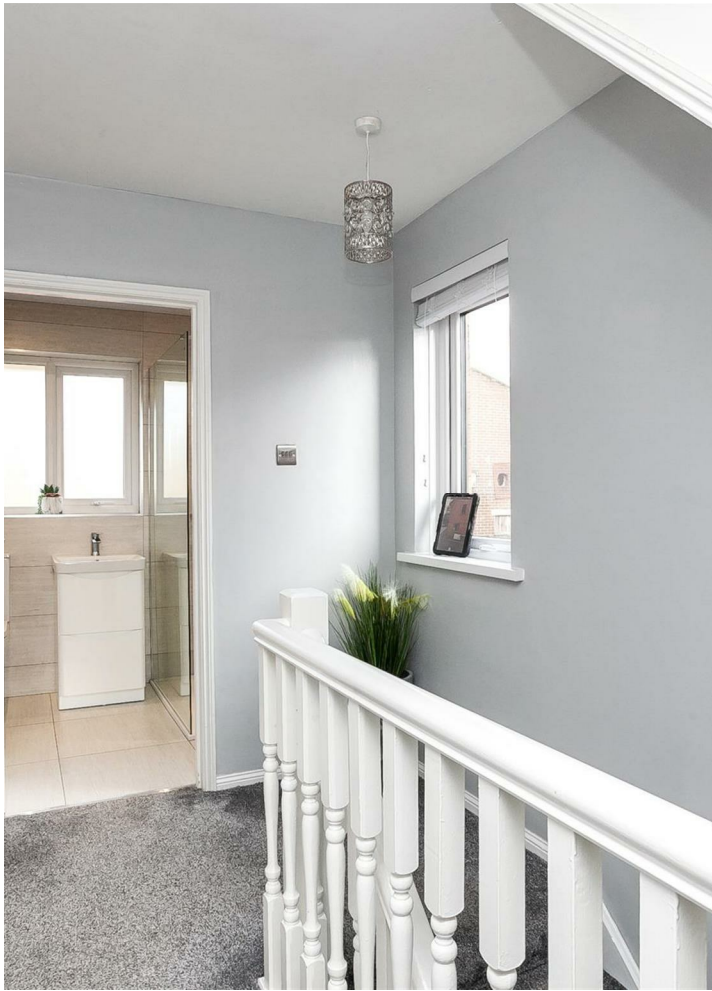
Spotlights, Fakro window.

OUTSIDE

Privately enclosed, well maintained rear garden and additional patio and decking, off road carparking.

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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. 17952969

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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