



### 3 ST. ANNES CLOSE, BLACKS ROAD, BELFAST, BT10 0PR



An impressive and substantial town house that offers exceptional, well appointed luxury living accommodation difficult to find in today's market. Four excellent bedrooms, principle bedroom with ensuite shower room. One generous reception room with feature cast iron wood burner / double doors to balcony. Luxury fitted kitchen open to a casual dining area / separate utility room. Luxury white bathroom suite. Downstairs cloakroom / w.c. Further 1st floor w.c. Upvc double glazed windows / gas fired central heating system. Large integral garage / car parking to front. Private landscaped rear gardens. Fantastic Blacks Road location within close proximity to Schools / Shops / major road network and transport links to include Park and Ride. Well worth a visit.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(94-100) <b>A</b>		
(81-93) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
Northern Ireland EU Directive 2002/91/EC		

OFFERS AROUND £229,950

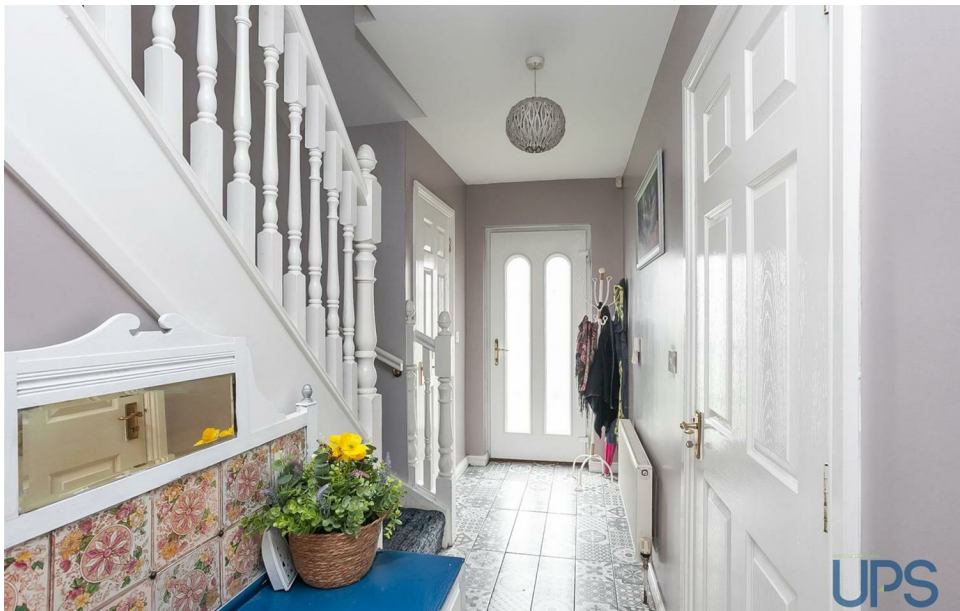


## 3 ST. ANNES CLOSE, BLACKS ROAD, BELFAST, BT10 0PR

### Key Features

- An impressive and substantial townhouse offering excellent accommodation.
- Principal Bedroom / Ensuite shower room.
- Luxury fitted kitchen open to dining area.
- Luxury white bathroom suite.
- Upvc double glazed windows / Gas fired central heating system.
- Four good double bedrooms.
- One generous reception room with a wood burner / feature Balcony
- Separate utility room.
- Downstairs cloakroom / w.c.
- Large integral garage / Private rear gardens.





## GROUND FLOOR

Feature Upvc double glazed composite entrance door to;

## ENTRANCE HALL

Ceramic tiled floor, cloaks downstairs.

## DOWNSTAIRS W.C.

Low flush w.c, wash hand basin.

## BEDROOM 4 / FAMILY ROOM

12'6 x 10'3

Feature flooring.

## UTILITY ROOM

11'1 x 6'1

Range of units, formica work surfaces, single drainer stainless steel sink unit, ceramic tiled floor, plumbed for washing machine. Garden access.

## FIRST FLOOR

## LOUNGE

18'2 x 11'3

Wooden effect strip floor, Feature wood paneling, feature cast iron wood burner, double doors to balcony.

## LUXURY FITTED KITCHEN / DINING AREA

18'6 x 10'7

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

## SEPARATE W.C

Low flush w.c, pedestal wash hand basin. Low flush wc.

## SECOND FLOOR

## PRINCIPLE BEDROOM 1

13'7 x 11'8

Built-in robes.

## ENSUITE SHOWER ROOM

Shower cubicle, pedestal wash hand basin, low flush w.c, electric shower unit.

## BEDROOM 2

11'6 x 9'6

## BEDROOM 3

8'8 x 8'6

Built-in robes storage / built-in bed.

## WHITE BATHROOM SUITE

Panelled bath, telephone hand shower, pedestal wash hand basin, low flush w.c.

## INTEGRAL GARAGE

Up and over door, light and power.

## OUTSIDE

Car parking to front, enclosed rear private gardens laid in lawns, flagging with fencing.



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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. 17961846**

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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