



## 26 MONAGH CRESCENT, BELFAST, BT11 8EB



A comfortable end town house that offers good well appointed and well presented accommodation at a competitive price. Three very good sized bright bedrooms and one generous reception room. Fitted kitchen. White bathroom suite. Upvc double glazed windows / gas fired central heating system. Private, enclosed rear gardens. Good fresh, youthful presentation throughout. Fantastic first time buy. Well worth a visit.

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) <b>A</b>		
(81-91) <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 £114,950**

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### Key Features

- Comfortable end town house with good private rear gardens.
- One generous reception room.
- White bathroom suite.
- Gas fired central heating.
- Fantastic first time buy.
- Three good sized bright bedrooms.
- Fitted kitchen.
- Upvc double glazing.
- Good, fresh, youthful presentation throughout.
- Well worth a viewing.







## GROUND FLOOR

### OPEN ENTRANCE PORCH

Upvc double glazed entrance door to;

### ENTRANCE HALL

Wooden effect strip floor, cloaks space, wooden shelving.

### LOUNGE

12'9 x 11'6

Wooden effect strip floor.

### KITCHEN

11'5 x 8'9

Range of high and low level units, formica work surfaces, single drainer stainless steel sink unit, plumbed for washing machine, tiling, wooden effect strip floor.

### WHITE BATHROOM SUITE

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

## FIRST FLOOR

### BEDROOM 1

15'4 x 9'6

Built-in robes.

### BEDROOM 2

12'6 x 9'3

### BEDROOM 3

9'1 x 8'9

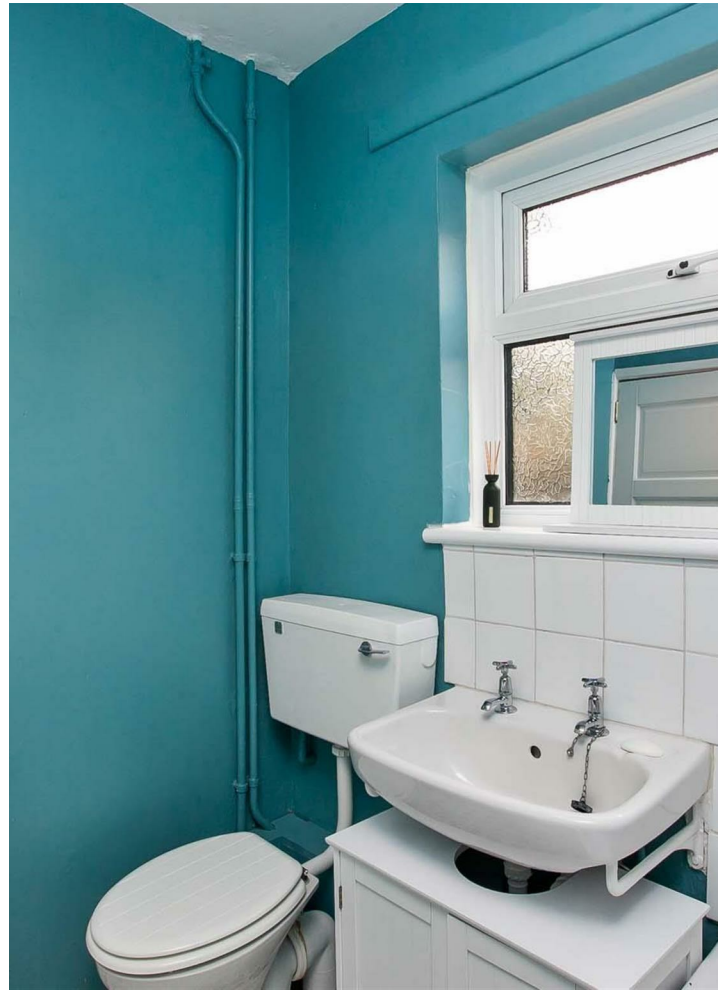
### OUTSIDE

Private, enclosed rear gardens in lawns, outside storage.

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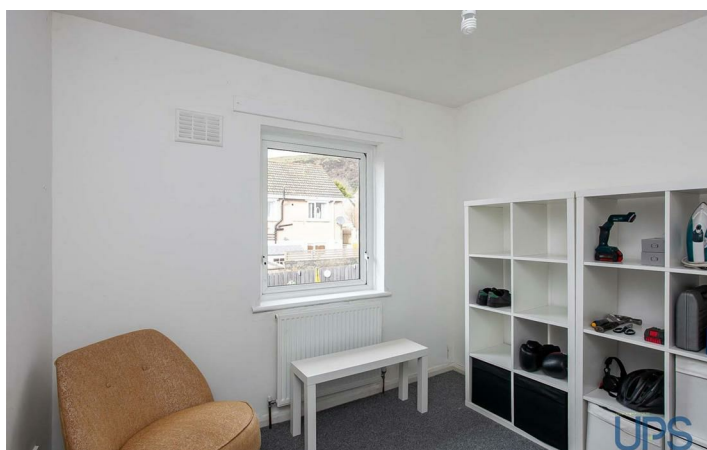
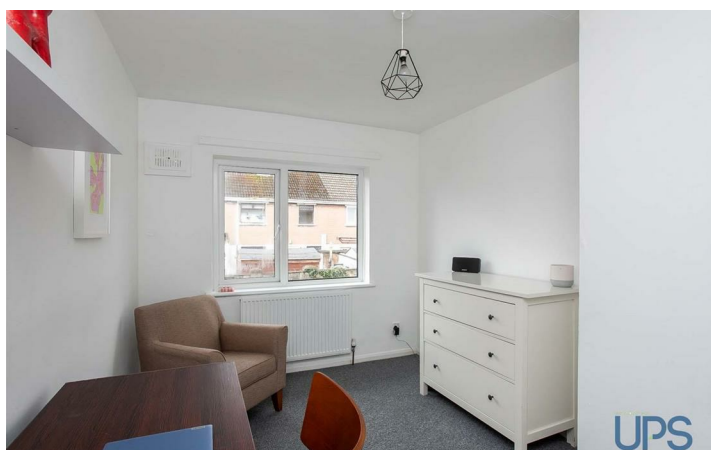
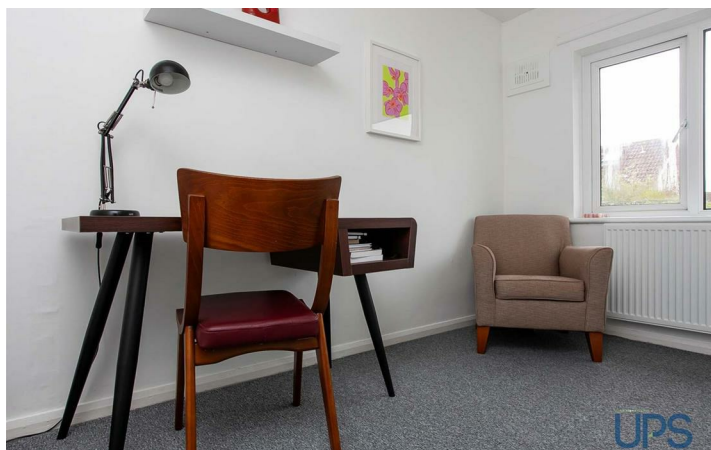








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Questions you may have.

**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. 17965312**

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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