



## 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.

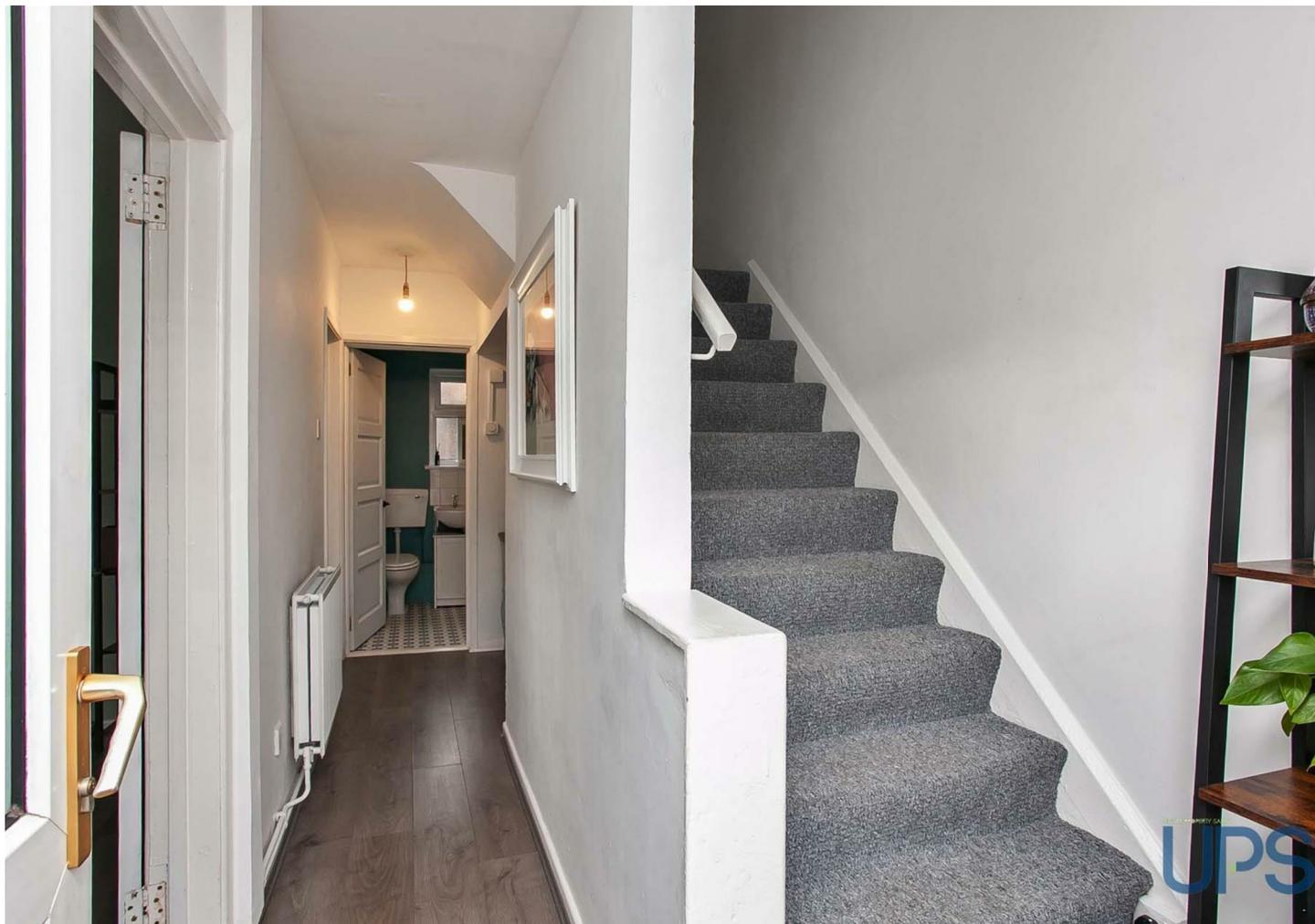
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

OFFERS AROUND £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

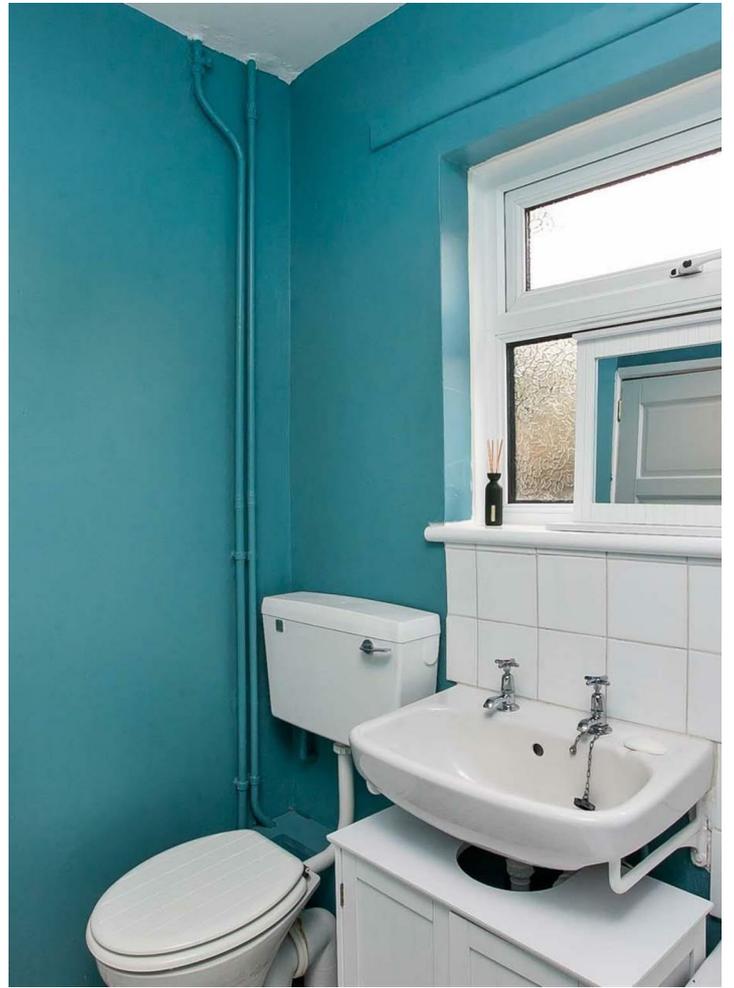
9'1 x 8'9

### OUTSIDE

Private, enclosed rear gardens in lawns, outside storage.

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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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