



46A ARD NA VA ROAD, BELFAST, BT12 6FF



A rare opportunity to purchase this beautiful ground-floor apartment with its own front door access and privately enclosed rear garden, along with off-road car parking, and this superb position with an attractive open aspect is offered for sale chain-free, and we have no hesitation in recommending this outstanding home that is rarely available.

Benefiting from tremendous doorstep convenience to include proximity to schools, shops, and transport links along with the Glider service and wider motorway network, not to mention the Royal Victoria Hospital, St. Marys University College, and a short commute to the city centre, to name a few.

There are two good-sized bedrooms: a bedroom with feature double doors leading to the private gardens, and a bright and airy living room with feature double doors leading to a separate fitted kitchen that has decorative tiling and is open plan to a dining space.

In addition, a shower room with beautiful tiling as well as oil-fired central heating and Upvc double glazing complement this magnificent opportunity further, and the property also offers ease of access to an abundance of amenities in Andersonstown, including state-of-the-art leisure facilities as well as Boucher Road with its many popular retail parks.

Representing a superb opportunity to acquire accommodation on one accessible ground-floor level, together with this highly desirable residential location, we strongly encourage viewing early to avoid disappointment.

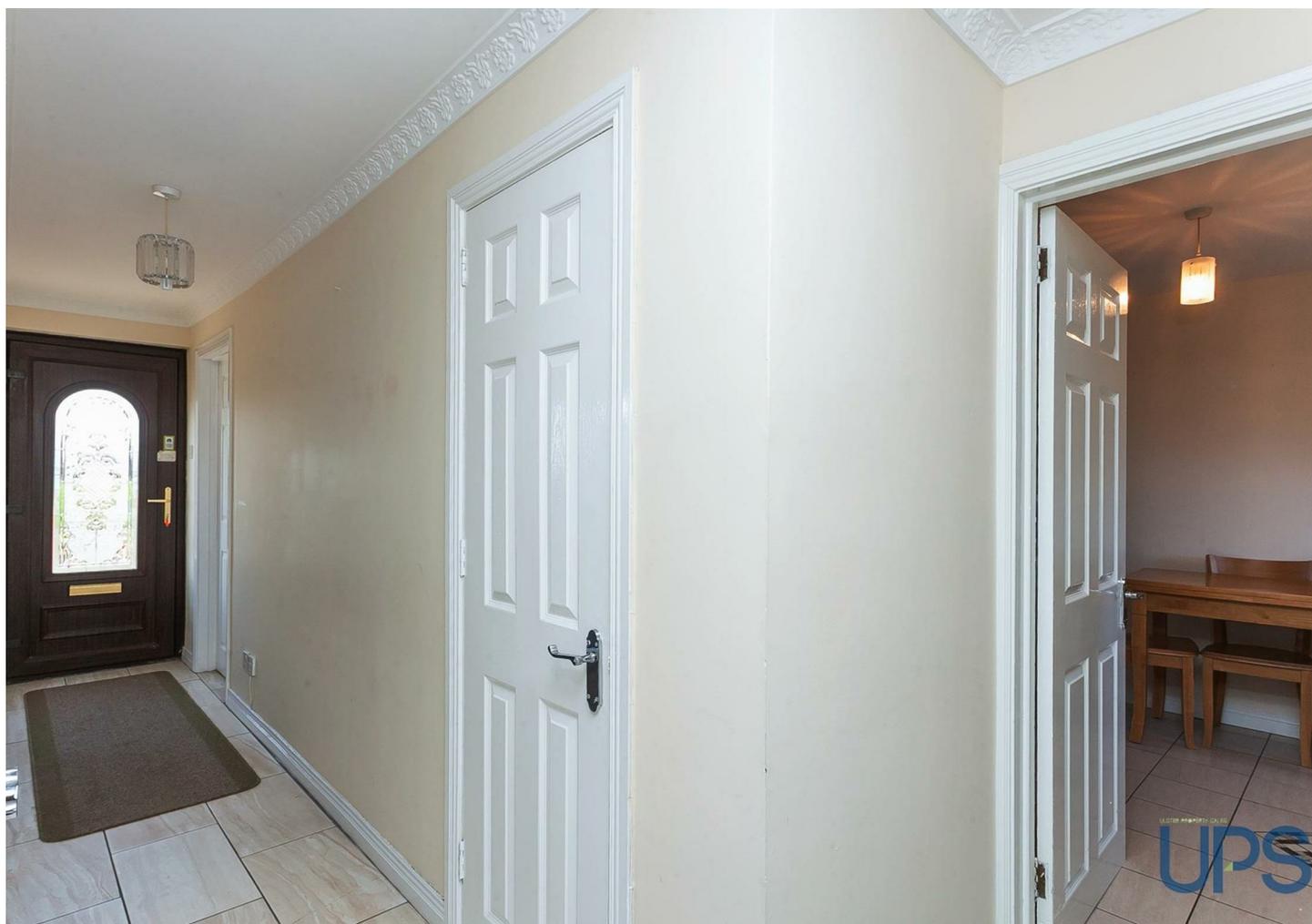
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		67	75
Northern Ireland		EU Directive 2002/91/EC	

OFFERS AROUND £119,950

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Key Features

- Beautiful ground floor apartment with its own front door access, privately enclosed rear garden and off road car-parking within this highly-sought after location.
- Bright and airy living room with feature double doors.
- Shower room with beautiful tiling.
- Tremendous doorstep convenience to include a short walk to excellent transport links to include the Glider service.
- Off road carparking.
- Two good sized bedrooms, bedroom with feature double doors to private gardens.
- Separate fitted kitchen open to dining space and decorative tiling.
- Upvc double glazing / Oil fired central heating.
- Close to the wider motorway network, city centre and all the abundance of amenities in Andersonstown along with state-of-the-art leisure facilities.
- Rare opportunity to acquire a ground floor accessible apartment and we have no hesitation in recommending an early viewing.





GROUND FLOOR

Upvc double glazed front door to:

SPACIOUS ENTRANCE HALL

Beautiful tiled floor, storage cupboard.

LIVING ROOM

12'0 x 11'3

Wooden effect strip floor, feature double doors to;

KITCHEN

BEDROOM 1

11'6 x 9'4

Wooden effect strip floor.

BEDROOM 2

10'9 x 9'11

Wooden effect strip floor, feature Upvc double glazed double doors to garden.

SHOWER ROOM

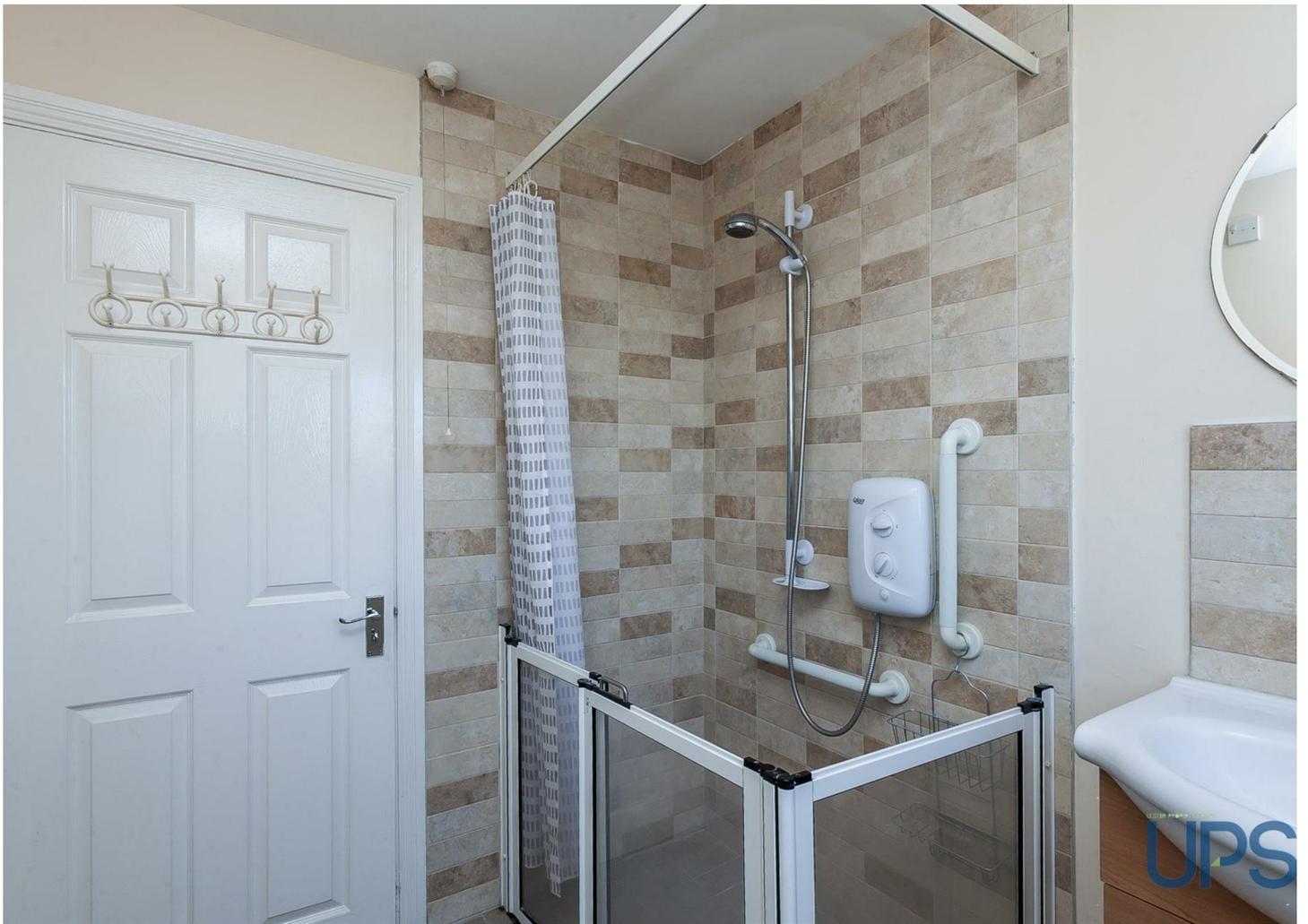
Shower facility, electric shower unit, low flush w.c, wash hand basin with storage cabinet, extractor fan, beautiful partially tiled walls and floor, chrome effect sanitary ware.

OUTSIDE

Privately enclosed, good-sized and well-maintained, flagged rear garden, outdoor tap, off-road car-parking.

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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. 18007576

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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