



21 BLACKS GATE GREEN, BLACKS ROAD, BELFAST, BT10 0RB



A very unique opportunity to acquire a recently built semi detached family home that enjoys a south westerly position within this established cul de sac location off Blacks Road. Three excellent, bright, double bedrooms. Principle bedroom with luxury ensuite shower room. Feature bedroom with sliding doors to sun terrace / balcony. One generous reception room. Luxury fitted kitchen with a casual dining area / separate utility area. Cloakroom / Downstairs w.c. Luxury white bathroom suite. Upvc double glazed windows / gas fired central heating system. Feature floor coverings / feature internal doors. High energy efficient home with an excellent ' B ' Rated Certificate. Private and secure rear garden. Good, fresh, youthful presentation throughout. Fantastic doorstep convenience within easy walking distance of leading Schools / transport links / Blacks Rd Park & Ride / Major Rd Network / Upper Lisburn Rd / Glider Service all nearby. Competitively priced family home that will not disappoint. Well worth a visit.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	84	84
(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			

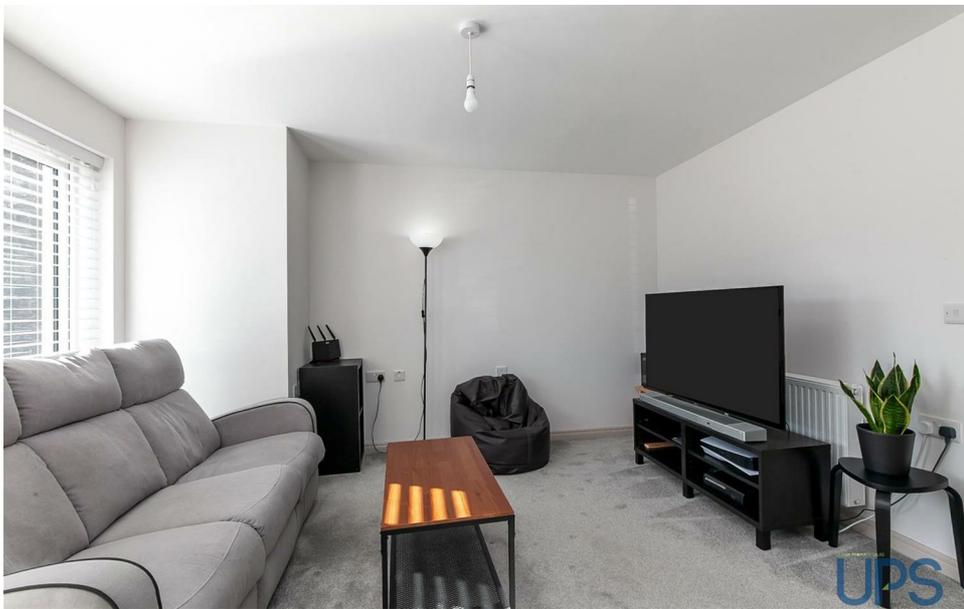
OFFERS AROUND £219,950

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Key Features

- Recently built semi detached family home that enjoys a south westerly position within this established cul de sac.
- Principle Bedroom with Luxury ensuite shower room.
- One generous reception room.
- Cloakroom / Downstairs w.c.
- Upvc double glazed windows / gas fired central heating system / High Energy Rating.
- Three excellent bright double bedrooms.
- 2nd floor feature bedroom with sliding doors to sun terrace / balcony.
- Luxury fitted kitchen with casual dining area and separate utility area.
- Luxury white bathroom suite.
- Good, fresh, youthful presentation throughout.





GROUND FLOOR

OPEN ENTRANCE PORCH

To;

ENTRANCE HALL

Ceramic tiled floor.

LOUNGE

13'4 x 12'5

Bay window, storage understairs.

LUXURY FITTED KITCHEN / DINING AREA

13'11 x 11'4

Range of high and low level units, formica work surfaces, single drainer stainless steel sink unit, overhead extractor hood, integrated dishwasher, washing machine, fridge and freezer, 4 ring ceramic hob, underoven, overhead extractor hood, downlighters, ceramic tiled floor.

CLOAKS / UTILITY ROOM

7'9 x 5'6

Tumble dryer. Single drainer stainless steel sink unit. Feature flooring.

DOWNSTAIRS W.C

Semi pedestal wash hand basin, low flush w.c, ceramic tiled floor.

FIRST FLOOR

PRINCIPLE BEDROOM 1

12'5 x 10'2

ENSUITE SHOWER ROOM

Fully tiled shower cubicle, thermostatically controlled shower unit, ceramic tiled floor, semi pedestal wash hand basin. Low flush wc.

BEDROOM 2

10'4 x 9'2

WHITE BATHROOM SUITE

Panelled bath, semi pedestal wash hand basin, low flush w.c, tiling, ceramic tiled floor, chrome heated towel rail, storage into eaves.

SECOND FLOOR

BEDROOM 3

13'7 x 10'2

Built-in robe, feature sliding doors to balcony.

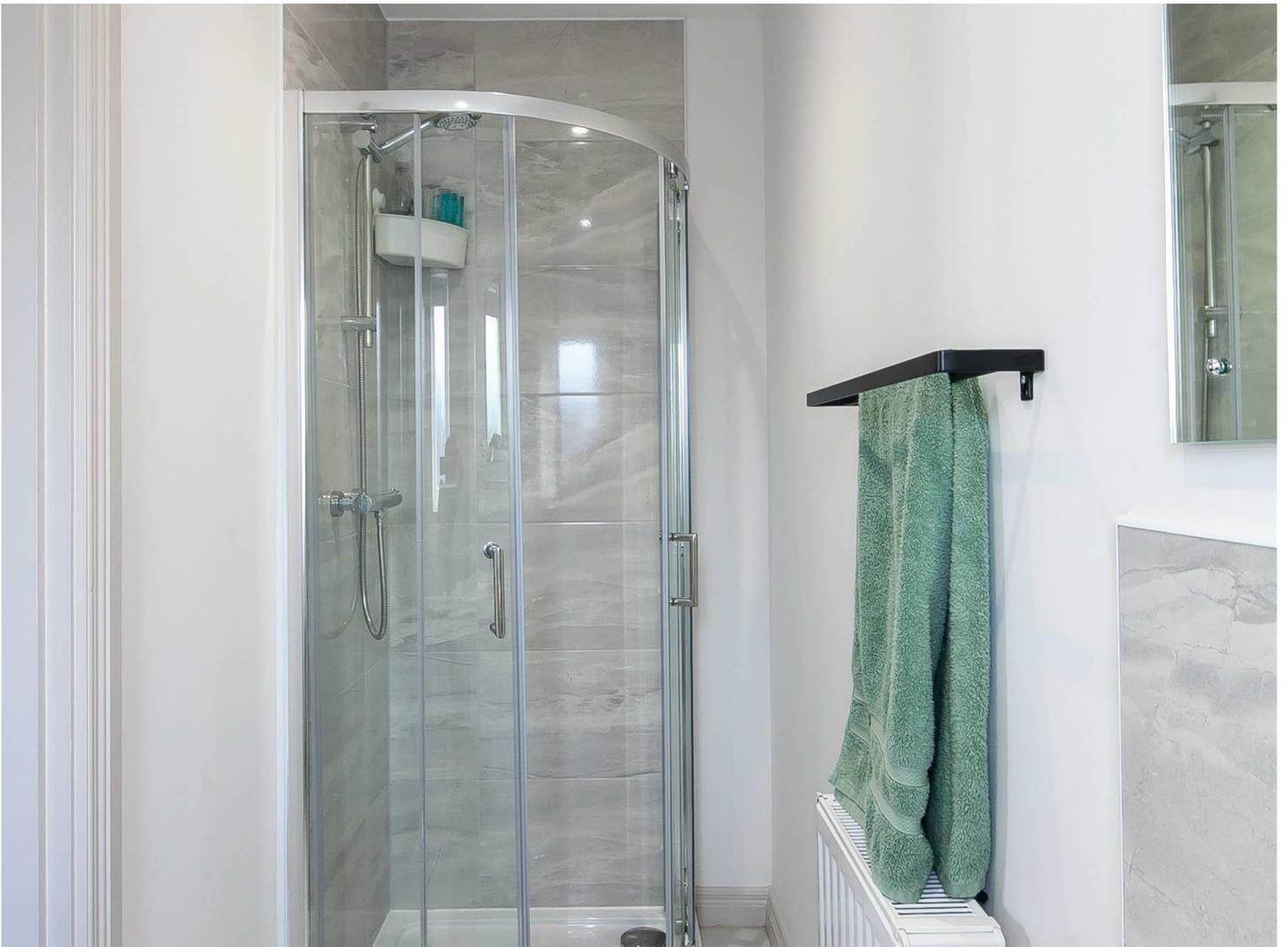
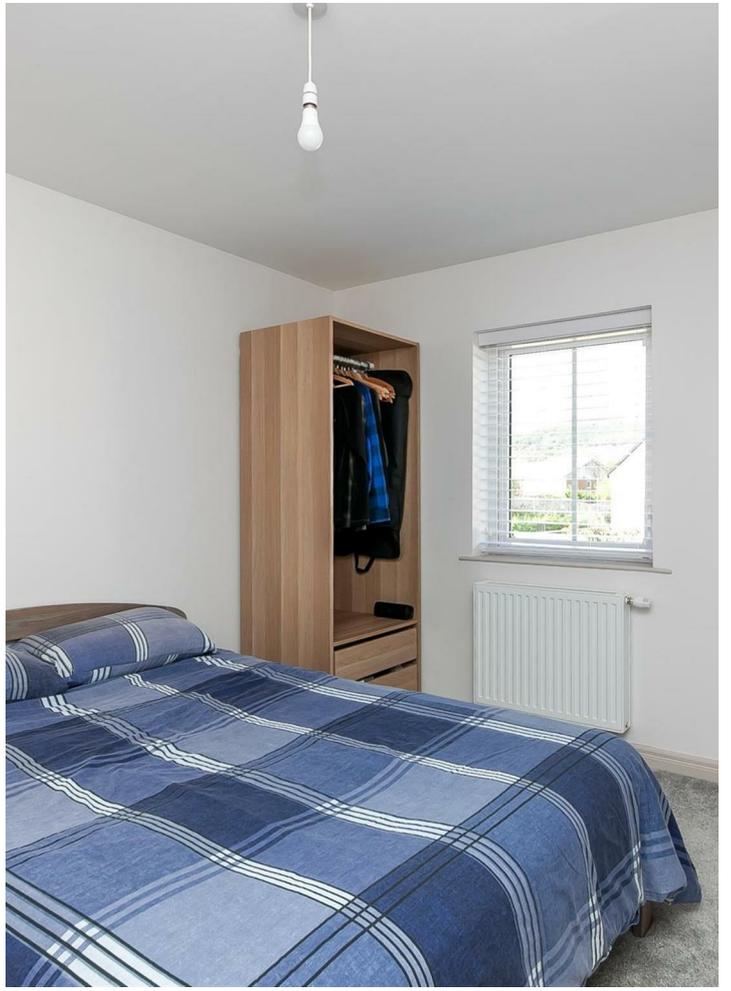
LAUNDRY ROOM.

OUTSIDE

Car parking to front while enclosed and private to rear in neat lawns and fencing.

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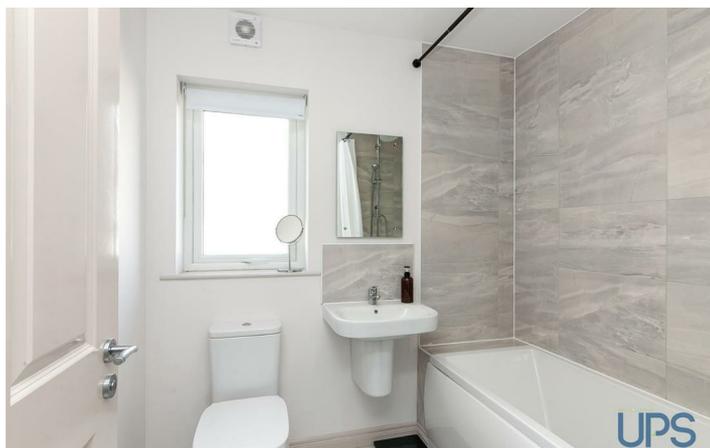








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Questions you may have.

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. 18167929

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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