

ULSTER PROPERTY SALES

UPS

ANDERSONSTOWN BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



83 OAKHURST AVENUE,
BLACKS ROAD, BELFAST,

OFFERS AROUND £274,950

Undoubtedly one of the finest homes available on the Blacks Road in this extremely desirable cul de sac location that seldom becomes available. Being the only current opportunity to purchase a home with the highly desirable 'Oakhurst development," this extraordinary home has undergone extensive refurbishment to include wiring upgraded, a brand new gas central heating system with Worcester gas boiler, and new contemporary double-glazed windows and doors, not to mention a recently added double driveway providing plenty of off-road car parking, as well as a showstopping newly extended sunroom accessed just off the kitchen, providing that much desired entertaining space perfectly placed to the rear of the home.

This striking home has a higher-than-average energy rating (EPC C-74) and is ready for the lucky new owner to simply add their furniture, and being close to leading schools and the motorway network it will appeal to many; the superb accommodation is briefly outlined below.

Three good-sized bedrooms: the principal bedroom with an upgraded luxury ensuite shower room that has spotlights; there is also an additional recently upgraded luxury white bathroom suite also with spotlights; and this completes the first floor.

On the ground floor there is a spacious and welcoming entrance hall with a new composite front door and a handy located downstairs W.C., as well as a bright and airy living room that has a beautiful herringbone effect wooden floor and a beautiful fireplace that has a feature woodburning stove. There is also a recently added luxury fitted kitchen with integrated appliances, quartz worktops, and a feature island that has seating and a sink unit with a hot tap providing instant boiling water. The kitchen is open plan to an eye-catching recently extended sunroom, providing much-desired impressive space that can be very difficult to find.

A privately enclosed, sizeable rear garden with its own putting green and decking as well as an outdoor tap adds furt



Key Features

- Undoubtedly one of the finest homes available on the Blacks Road in this extremely desirable cul de sac location that seldom becomes available!
- Three good-sized bedrooms, principal bedroom with private luxury up-graded en-suite shower room.
- Spacious and welcoming entrance hall with added downstairs w.c.
- Magnificent, eye-catching recently extended sun-room providing striking entertaining space just off the kitchen area.
- Double driveway recently added providing plenty of parking / detached garage with light, power and utility area.
- Extensively refurbished to include wiring up-graded, a new gas central heating system with Worcester gas boiler, new windows and doors, and an eye-catching extended sunroom, plus more!
- Bright and airy living room with beautiful herringbone effect floor and feature wood-burning stove.
- Recently installed luxury fitted kitchen with Quartz worktops, hot tap, and island with seating open to sun-room.
- Up-graded white bathroom suite on first floor (two bathrooms and three toilets in total)
- Privately enclosed rear garden with its own putting green! Superb accessibility to leading schools, shops and transport links plus much more, early viewing recommended!



GROUND FLOOR

New composite front door to;

SPACIOUS ENTRANCE HALL

Wooden effect strip floor, cornicing, spotlights.

DOWNSTAIRS W.C

Downstairs w.c, wash hand basin, extractor fan.

LIVING ROOM

14'0 x 12'9

Beautiful herringbone effect floor, cornicing, centre rose, beautiful fireplace, wood burning stove.

LUXURY KITCHEN

23'0 x 26'6

Range of high and low level units, extractor canopy, under unit lighting, integrated fridge and freezer, feature island with wine cooler, hot tap providing instant boiling hot water, integrated dishwasher, seating, single drainer stainless steel sink unit, Quartz work tops, wooden effect strip floor, spotlights, open plan to;

SUNROOM

Spotlights, keylite window, feature Upvc double glazed double doors to enclosed rear garden.

FIRST FLOOR

LANDING

Storage cupboard and spotlights.

PRINCIPAL BEDROOM 1

10'7 x 10'1

Spotlights, built-in mirrored slide robes.

LUXURY ENSUITE SHOWER ROOM

Shower cubicle, thermostatically controlled shower unit, low flush w.c, wash hand basin and storage unit, chrome effect towel rail, chrome effect sanitary ware, spotlights, pvc panelled walls and ceiling.

BEDROOM 2

10'1 x 9'7

BEDROOM 3

9'8 x 9'1

OUTSIDE

Gardens to front and rear, recently added double driveway providing plenty of parking. Rear - raised flowerbeds, putting green, decking, outdoor tap, low maintenance artificial grass.

DETACHED GARAGE

18'6 x 9'0

Upvc double glazed pedestrian door, Worcester gas boiler, up and over door, light and power, utility area.





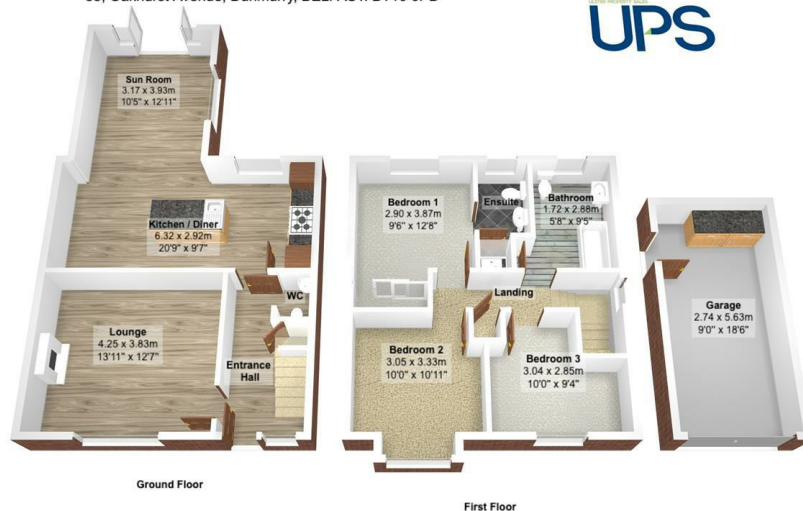






83, Oakhurst Avenue, Dunmurry, BELFAST. BT10 0PD

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Total Area: 99.6 m² ... 1072 ft²

All measurements are approximate and for display purposes only

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	74	74
	EU Directive 2002/91/EC	

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 our mortgage advisor on 028 9060 5200.

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.

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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