



## 21B DOON ROAD, LENADOON, BELFAST, BT11 9GT



Offered for sale chain free, this low-maintenance first-floor apartment boasts tremendous doorstep convenience to an abundance of amenities, to include a short walk to Suffolk shops and the newly revamped Lidl store, as well as excellent transport links that include bus and taxi along with the Glider service, making this one an ideal purchase.

The property briefly comprises two good-sized bedrooms and a bright and airy living room as well as a separate fitted kitchen and a white bathroom suite.

Other qualities include gas-fired central heating and UPVC double glazing.

There is an abundance of nearby amenities in Andersonstown, including state-of-the art leisure facilities, and the property is convenient to both Belfast and Lisburn as well as the city centre, not to mention adjacent to Colin Glen, Ireland's leading adventure park.

Early viewing strongly recommended.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(44 plus) <b>A</b>		
(91-93) <b>B</b>		
(89-90) <b>C</b>		
(85-88) <b>D</b>		
(82-84) <b>E</b>		
(79-81) <b>F</b>		
(77-78) <b>G</b>		
Not energy efficient - higher running costs		
Northern Ireland		
EU Directive 2002/91/EC		

OFFERS AROUND £89,950



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### Key Features

- Offered for sale chain free, this low-maintenance first-floor apartment boasts tremendous doorstep convenience to an abundance of amenities.
- Two good-sized gardens.
- White bathroom suite.
- Convenient to both Belfast and Lisburn, as well as the city centre, a wider motorway network, and lots of schools.
- Easy to manage accommodation coupled with this highly sought-after location.
- Short walk to Suffolk shops and the newly revamped Lidl store, as well as excellent transport links to include bus, taxi, and the Glider service!
- Bright and airy living room.
- Gas-fired central heating / UPVC double glazing / higher than average energy rating (EPC C-78)
- Adjacent to Colin Glen, Ireland's leading adventure park, and close to state-of-the-art leisure facilities and an abundance of amenities in Andersonstown.
- Early viewing strongly recommended!





## GROUND FLOOR

### COMMUNAL ENTRANCE

Stairs to;

### FIRST FLOOR

Upvc double glazed front door to;

### APARTMENT ENTRANCE

Spacious and welcoming entrance hall.

### LIVING ROOM

14'2 x 11'5

### SEPARATE FITTED

### KITCHEN

7'8 x 7'5

Range of high and low level units, single drainer stainless steel sink unit, partially tiled walls, breakfast bar.

### WHITE BATHROOM SUITE

Bath, low flush w.c, pedestal wash hand basin.

### BEDROOM 1

11'8 x 10'1

### BEDROOM 2

10'10 x 10'0



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**21B DOON ROAD, LENADOON, BELFAST, BT11 9GT**

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. 18232514**

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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