



## 4 RIVERDALE PARK SOUTH, BELFAST, BT11 9DB

An extraordinary opportunity to purchase this fully refurbished and upgraded mid-terrace home superbly placed within a short walk to Finaghy Road North and Andersonstown, where you will find an abundance of amenities as well as lots of schools and excellent transport links, to include the Glider service and Finaghy railway station, to name a few.

Some of the recent improvements include a new roof, rewiring, a new heating system, windows, and a kitchen and shower room. The well-appointed living space is briefly outlined below.

Three bedrooms and a modern shower room complete the first floor.

On the ground floor there is a welcoming entrance hall and an upgraded fitted kitchen as well as a bright and airy lounge.

Other qualities include gas-fired central heating and upgraded UPVC double glazing, as well as a good-sized, privately enclosed rear garden.

A magnificent home coupled with this preferred residential location that enjoys tremendous doorstep convenience and is ready for the lucky new owner to simply add their furniture, we have no hesitation in recommending an early viewing to avoid disappointment!

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		77	77
(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 £164,950

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### Key Features

- Fully refurbished and upgraded mid terrace home superbly placed within a short walk to Finaghy Road North and Andersonstown.
- Three bedrooms and shower room on first floor.
- Gas fired central heating system / Upgraded Upvc double glazing / Higher-than-average energy rating (EPC C-77)
- Tremendous doorstep convenience.
- Ready for the lucky new owner to simply add their furniture.
- Recent improvements include; new roof, rewiring, new heating system, windows, kitchen and shower room.
- Upgraded fitted kitchen and bright and airy lounge / downstairs w.c.
- Good sized, privately enclosed rear garden.
- Close to lots of facilities including beautiful parklands, leisure facilities and much more.
- We have no hesitation in recommending an early viewing to avoid disappointment.





## GROUND FLOOR

Upvc double glazed front door to:

### ENTRANCE HALL

### DOWNSTAIRS W.C

Low flush w.c, wash hand basin, extractor fan.

### KITCHEN / DINING AREA

9'11 x 9'3

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

### LIVING ROOM

13'3 x 12'5

## FIRST FLOOR

### BEDROOM 1

12'1 x 8'11

### BEDROOM 2

9'6 x 6'8

Built-in robes.

### BEDROOM 3

10'0 x 9'0

### SHOWER ROOM

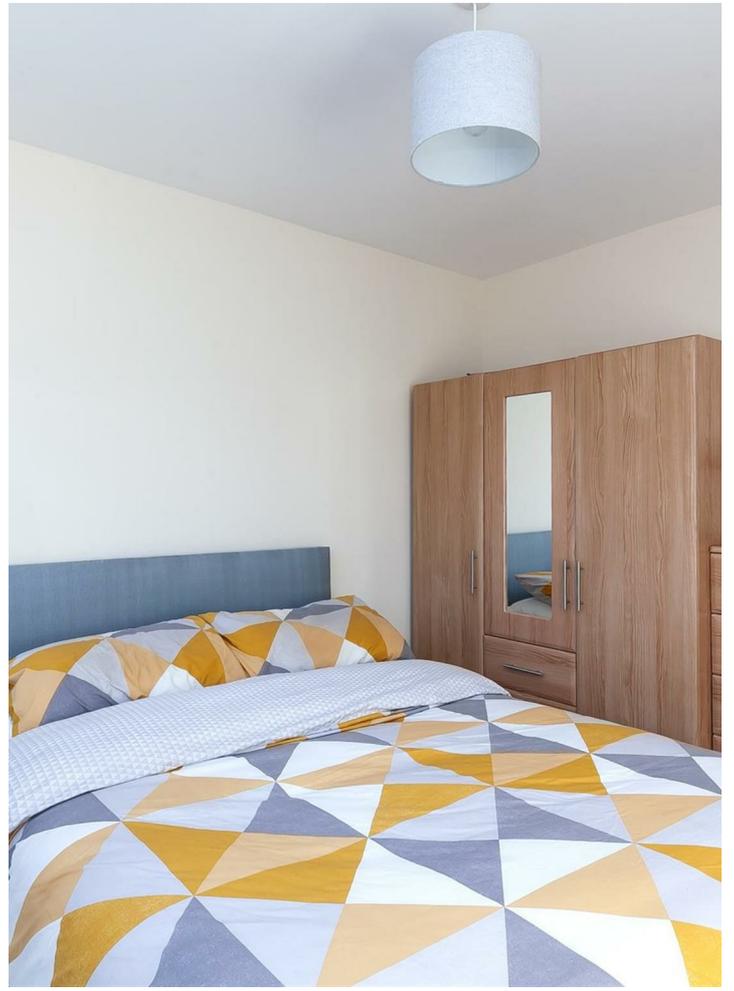
Shower facility, thermostatically controlled shower unit, low flush w.c, pedestal wash hand basin, chrome effect sanitary ware, extractor fan.

### OUTSIDE

Enclosed rear garden, off road carparking.

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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 Gareth 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. 18240585**

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.

ULSTERPROPERTYSALES.CO.UK

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