



2 FRUITHILL COURT, ANDERSONSTOWN, BELFAST, BT11 8FZ

A substantial modern three-storey home with well-appointed living space that can be very difficult to find in today's market, coupled with this preferred residential cul-de-sac position that is ideally placed just off the established and highly sought-after Andersonstown Road and therefore enjoys tremendous doorstep convenience to include accessibility to lots of schools, shops, and transport routes along with the Glider service and wider motorway network, to name a few!

The accommodation extends to around 1227 sq ft, and the property benefits from a higher-than-average energy rating (EPC C-76) and is close to the Kennedy Centre with its many stores and services, including Sainsbury's, together with Lidl and Asda. The superb accommodation is briefly outlined below.

Four good-sized bedrooms, the principal bedroom with a private en-suite shower room—there are two bedrooms on the first floor along with a bathroom suite and two bedrooms on the second floor, also with a bathroom suite.

On the ground floor there is a spacious and welcoming entrance hall with a handy downstairs W.C. and a living room, as well as a fitted kitchen that has a separate utility room.

There is gas-fired central heating and UPVC double glazing, as well as a well-maintained, privately enclosed rear garden, adding further to the appeal of this wonderful home.

Boucher Road is also close by, and the city centre is easily accessible, as are arterial routes and beautiful parklands, to name a few!

Viewing strongly recommended.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(94-100) A			
(81-93) B			
(69-80) C			
(55-68) D			
(43-54) E			
(31-42) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		75	75
EU Directive 2002/91/EC			

OFFERS AROUND £214,950

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Key Features

- A substantial modern three-storey townhouse superbly placed in this preferred residential location just off the established Andersonstown Road.
- Four good-sized bedrooms, principal bedroom with private en-suite shower room.
- Living room.
- Gas fired central heating system / Upvc double glazing / Higher-than-average energy rating (EPC C-76)
- Accessibility to the city centre, a wider motorway network, arterial routes, and the Kennedy Centre/Sainsbury's, Lidl, and Asda, plus so much more.
- Tremendous doorstep convenience to include a short walk to all of the abundance of amenities in Andersonstown and excellent transport links along with the Glider service.
- There are three bathrooms and four toilets in total, including the en-suite, a bathroom on each floor and a downstairs w.c.
- Fitted kitchen with access to separate utility room.
- Privately enclosed, well-maintained, good-sized rear garden.
- Very desirable location, and we strongly recommend viewing to avoid disappointment.





GROUND FLOOR

Upvc double glazed front door to;

SPACIOUS AND WELCOMING ENTRANCE HALL

Wood strip floor, cornicing.

DOWNSTAIRS W.C

low flush w.c, wash hand basin, tiled floor, extractor fan.

LIVING ROOM

12'2 x 10'0

Wooden effect strip floor, cornicing.

KITCHEN / DINING AREA

9'7 x 8'6

Range of high and low level units, single drainer stainless steel 1 1/2 bowl sink unit, built-in hob and underoven, stainless steel extractor fan, integrated dishwasher, integrated fridge and freezer, partially tiled walls, tiled floor.

SEPARATE UTILITY ROOM

Plumbed for washing machine, gas boiler.

FIRST FLOOR

PRINCIPAL BEDROOM 1

12'3 x 10'1

ENSUITE SHOWER ROOM

Shower cubicle, thermostatically controlled shower unit, low flush w.c, pedestal wash hand basin, extractor fan.

BEDROOM 2

9'8 x 8'9

WHITE BATHROOM SUITE

Bath, low flush W.C, pedestal wash hand basin;

SECOND FLOOR

BEDROOM 3

15'7 x 10'1

BEDROOM 4

9'1 8'9

WHITE BATHROOM SUITE

Bath, telephone hand shower, low-flush W.C, pedestal wash hand basin, Velux window.

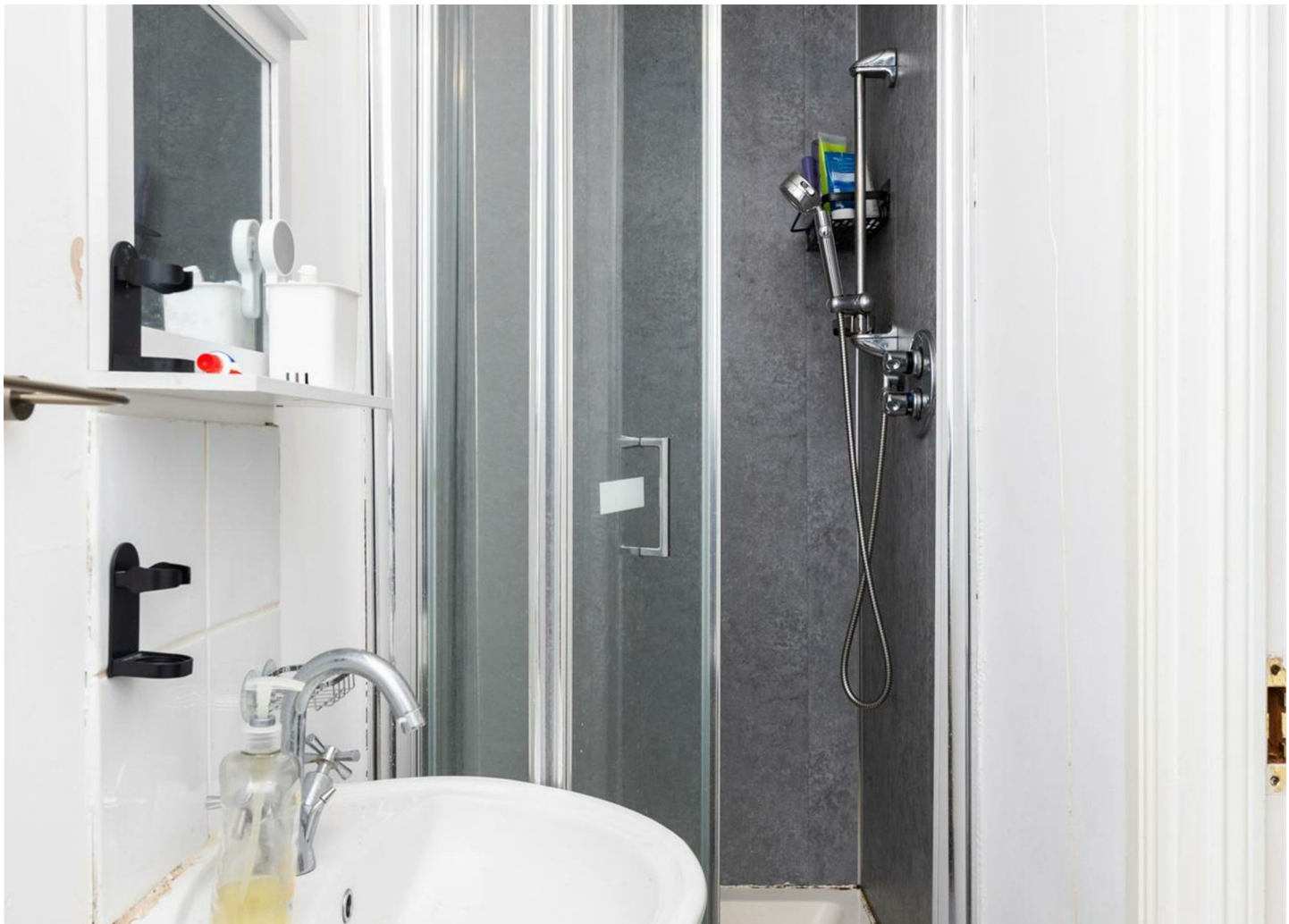
OUTSIDE

Privately enclosed, good-sized rear garden.

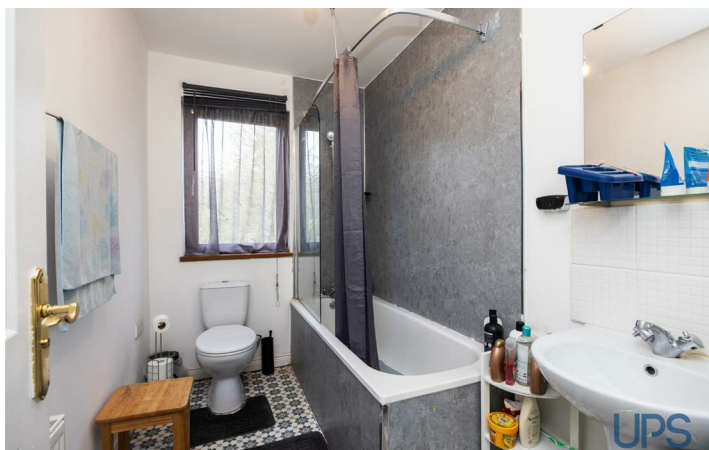
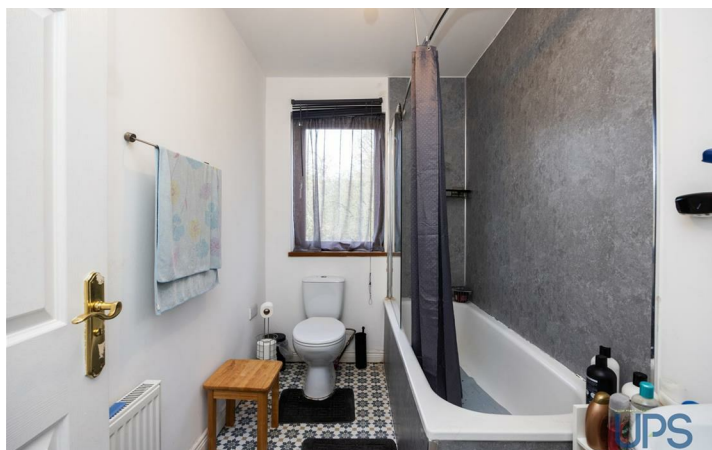
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Questions you may have.

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. 18255201

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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