



## 114 APPLETON PARK, BELFAST, BT11 9JF

An extended semi-detached home benefitting from a double-storey extension tucked away in the small and quiet cul-de-sac location ideally positioned just off the established Finaghy Road North in proximity to lots of schools, shops, and transport links along Finaghy railway station and an abundance of amenities in Andersonstown, which include state-of-the-art leisure facilities, cafes, restaurants, and much more, the property also enjoys accessibility to the Upper Lisburn Road and arterial routes.

There are also excellent transport links close by, including the Glider service in Andersonstown, and this beautiful home must be seen to be fully appreciated; the accommodation is briefly outlined below.

Three bedrooms, principal bedroom with private ensuite bathroom with decorative tiling and spotlights; there is also a modern shower room also with decorative tiling and spotlights.

On the ground floor, there is a bright and airy living room and a luxury fitted kitchen, which is open plan to an extended dining space that has double doors leading to an enclosed garden.

There is also a privately enclosed rear garden with decking and benefits from a southerly position; in addition to this, there is off-road car parking, and the property has gas-fired central heating and UPVC double glazing.

A beautiful extended home within this preferred residential location that seldom becomes available, and we strongly recommend viewing to avoid disappointment.

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	1	1
Not energy efficient - higher running costs			
Northern Ireland EU Directive 2002/91/EC			

OFFERS AROUND £189,950

## 114 APPLETON PARK, BELFAST, BT11 9JF

### Key Features

- Extended semi-detached home tucked away in this small and quiet cul-de-sac location just off Finaghy Road North!
- Modern shower room with decorative tiling and spotlights on first floor.
- Luxury kitchen open plan to extended dining space with double doors leading to a privately enclosed garden.
- Off road car-parking and front and rear gardens enjoying a Southerly aspect.
- Accessibility to Finaghy railway station and all the amenities on the Upper Lisburn Road.
- Three bedrooms, principal bedroom with private en-suite bathroom with decorative tiling and spotlights.
- Bright and airy living room.
- Gas fired central heating / Upvc double glazing.
- Close to an abundance of amenities in Andersonstown, along with state-of-the-art leisure facilities and excellent transport links that include the Glider service.
- Early viewing strongly recommended!





## GROUND FLOOR

Upvc double glazed front door to:

### LIVING ROOM

20'8 x 15'7

Wooden effect strip floor, spotlights.

### LUXURY KITCHEN /

### DINING AREA

20'4 x 10'6

Range of high and low level units, single drainer stainless steel 1 1/2 bowl sink unit, breakfast bar, built-in hob, extractor fan, built-in oven, partially tiled walls, tiled floor, open plan to dining area, spotlights, Upvc double glazed double doors to enclosed garden.

## FIRST FLOOR

### BEDROOM 1

16'3 x 7'4

Wood strip floor.

### ENSUITE BATHROOM

Bath, telephone hand shower, low flush w.c. wash hand basin, chrome effect sanitary ware, chrome effect towel warmer, beautifully partially tiled walls and tiled floor, spotlights.

### BEDROOM 2

11'7 x 8'3

Wooden effect strip floor.

### BEDROOM 3

11'8 x 7'5

Wooden effect strip floor, built-in robes.

## SHOWER ROOM

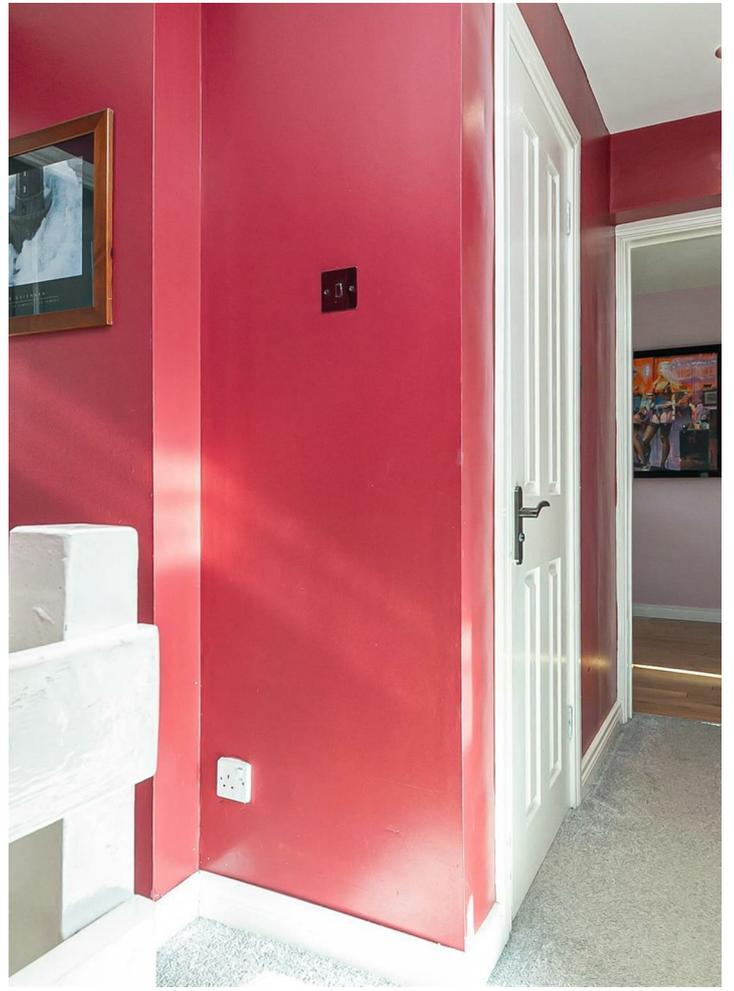
Shower cubicle, thermostatically controlled shower unit, low flush w.c. wash hand basin and storage unit, chrome effect sanitary ware, chrome effect towel warmer, spotlights, extractor fan, beautiful tiled walls and floor.

## OUTSIDE

Privately enclosed South facing rear garden, additional decking, off road carparking, well maintained front garden.

# 114 APPLETON PARK, BELFAST, BT11 9JF







UPS



UPS



# 114 APPLETON PARK, BELFAST, BT11 9JF



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. 18291237**

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

ANDERSONSTOWN  
028 9060 5200

BALLYHACKAMORE  
028 9047 1515

BALLYNAHINCH  
028 9756 1155

BANGOR  
028 9127 1185

CARRICKFERGUS  
028 9336 5986

CAVEHILL  
028 9072 9270

DONAGHADEE  
028 9188 8000

DOWNPATRICK  
028 4461 4101

FORETSIDE  
028 9064 1264

GLENGORMLEY  
028 9083 3295

MALONE  
028 9066 1929

NEWTOWNARDS  
028 9181 1444

RENTAL DIVISION  
028 9070 1000



Conor Beirne trading under licence as Ulster Property Sales (Andersonstown)  
©Ulster Property Sales is a Registered Trademark