



## 32 HILLHEAD DRIVE, OFF STEWARTSTOWN ROAD, BELFAST, BT11 9FT

An extensive semi detached, extended family home that commands a mature and private corner site screened with high hedging and planting to offer plenty of privacy. Three excellent, bright, double bedrooms and two separate reception rooms. Extended fitted kitchen open to a casual dining area with feature double patio doors with garden access. Further extended, separate utility room and separate extended downstairs Cloakroom / W.c. White Shower suite. Upvc double glazed windows / eaves and fascia also in Upvc. Oil fired central heating system. Floored Roofspace / storage. Large detached garage. Private and secluded gardens with south facing, raised decking area. Established, private, residential location. Fantastic doorstep convenience within easy walking distance to leading schools / shops / Glider service. Competitively priced, extended family home. Well worth a visit. Chain free.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(44 plus) <b>A</b>		
(61-81) <b>B</b>		
(81-101) <b>C</b>		
(101-120) <b>D</b>		
(120-140) <b>E</b>		
(140-160) <b>F</b>		
(160-180) <b>G</b>		
Not energy efficient - higher running costs		
Northern Ireland EU Directive 2002/91/EC		

OFFERS AROUND £205,000

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### Key Features

- An extensive semi detached extended family home that commands a mature and private corner site.
- Extended fitted kitchen open to a casual dining area.
- White bathroom suite.
- Oil fired central heating system.
- Developed Floored roofspace / storage.
- Three excellent, bright well appointed double bedrooms and two separate reception rooms.
- Extended separate utility room.
- Upvc double glazed windows.
- Downstairs cloakroom / w.c.
- Detached garage / Private and mature landscaped corner site.







## GROUND FLOOR

Upvc double glazed entrance door to;

### ENTRANCE HALL

Storage understairs, extended cloakroom / downstairs w.c.

### LOUNGE

11'9 x 10'4

Feature fireplace with inset and hearth, wooden effect strip floor.

### LIVING ROOM

13'5 x 11'2

Feature fireplace with inset and hearth.

### EXTENDED FITTED KITCHEN / DINING AREA

22'6 x 11'6

Range of high and low level units, formica work surfaces, 4 ring ceramic hob, built-in oven, overhead extractor hood, uPVC double glazed double patio doors.

### EXTENDED UTILITY ROOM

10'1 x 6'7

Plumbed for washing machine.

## FIRST FLOOR

### PRINCIPLE BEDROOM 1

12'4 x 10'1

Built-in cupboard.

### BEDROOM 2

11'4 x 10'2

Wash hand basin, built-in robes.

### BEDROOM 3

8'3 x 9'3

Wash hand basin.

## WHITE SHOWER SUITE

Fully tiled shower cubicle, electric shower unit, wash hand basin with tiling, ceramic tiled floor, chrome heated towel rail.

## DEVELOPED ROOFSpace

Floored and sheeted.

## OUTSIDE

Mature landscaped private corner site with high hedges, lawns and planting, feature driveway to rear. Raised south facing decked area accessed from kitchen patio doors.

## DETACHED GARAGE

Up and over door.



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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. 18306962**

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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