



## 47 WESTROCK GARDENS, OFF WHITEROCK ROAD, BELFAST, BT12

### 7PW

A beautifully, well maintained and presented mid townhouse that enjoys a quiet, south facing, landscaped position within this popular convenient location off the Whiterock Road. Three, bright, well appointed bedrooms. One generous reception room. Newly installed, luxurious fitted kitchen open to a casual dining area. Luxury downstairs shower suite /w.c. White bathroom suite. Upvc double glazed windows. Oil fired central heating system. Private and secure, landscaped rear gardens. A fresh townhouse beautifully presented and immaculately maintained throughout offering well-appointed upgraded living accommodation within this established location that benefits from tremendous doorstep convenience to include accessibility to the City Centre, the Royal Victoria Hospital and all the abundance of amenities on the nearby Falls and Andersonstown Roads. With access to excellent transport links to include Glider Service and wider motorway network, this outstanding home must be seen to be fully appreciated. Well worth an inspection.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	68
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland EU Directive 2002/91/EC		

## OFFERS AROUND £144,950



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### Key Features

- A beautiful well maintained and presented mid townhouse that enjoys a quiet south facing position.
- One generous reception room.
- Luxury downstairs shower suite / w.c.
- Upvc double glazed windows.
- Private and secure, landscaped rear gardens.
- Three, bright, well appointed double bedrooms.
- Newly installed luxurious fitted kitchen open to a casual dining area.
- White bathroom suite.
- Oil fired central heating system.
- Good, fresh, youthful presentation throughout.





## GROUND FLOOR

Upvc double glazed entrance door to;

## ENTRANCE PORCH

To;

## ENTRANCE HALL

Wooden effect strip floor.

## LOUNGE

14'1 x 11'5

Wooden effect strip floor, bay window.

## NEWLY FITTED KITCHEN / DINING AREA

18'6 x 12'2

Range of high and low level newly fitted units, single drainer stainless steel sink unit, 4 ring ceramic hob, built-in oven, overhead extractor hood, plumbed for washing machine, downlighters, cloaks space.

## REAR PORCH

## DOWNSTAIRS SHOWER SUITE

Shower cubicle, thermostatically controlled shower unit, low flush w.c, wash hand basin and vanity unit, ceramic tiled floor, chrome heated towel rail.

## FIRST FLOOR

## BEDROOM 1

11'6 x 10'7

Built-in robes.

## BEDROOM 2

11'6 x 10'4

Built-in robes.

## BEDROOM 3

9'2 x 7'2

## WHITE BATHROOM SUITE

Panelled bath, wash hand basin, vanity unit, low flush w.c, pvc wall coverings.

## OUTSIDE

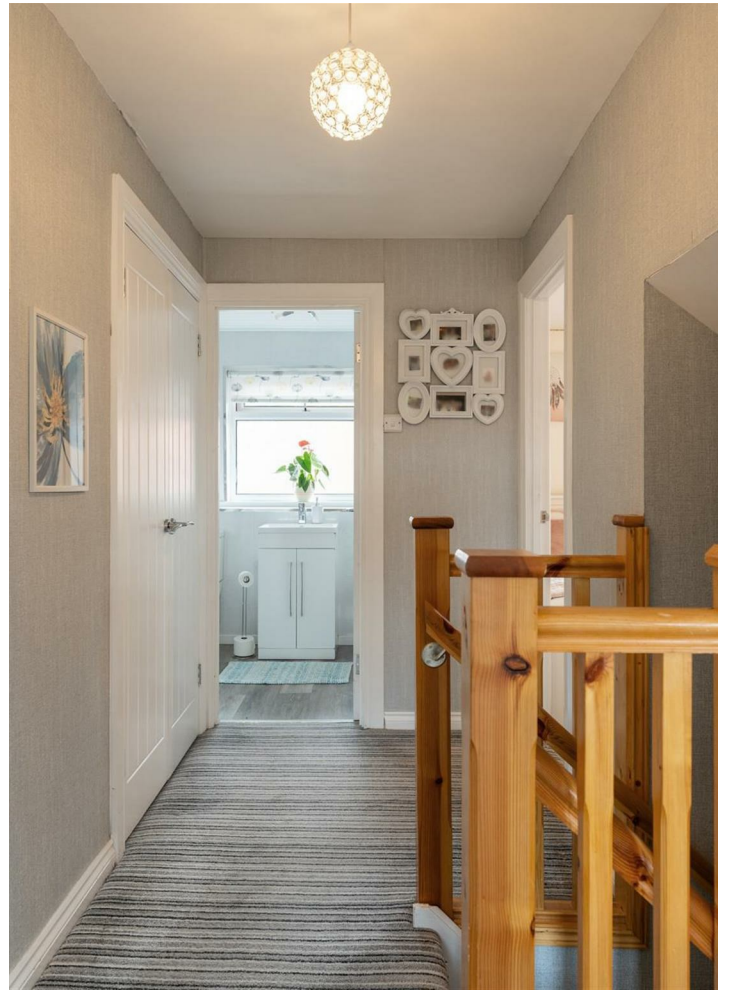
Feature pillars and double gates to car parking. Housed oil fired boiler, pvc tank, landscaped private and flagged to rear with fencing.



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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. 18330151**

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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