



8 LAKE GLEN PARK, ANDERSONSTOWN, BELFAST, BT11

8TE

An extraordinary extended semi-detached home offering sizeable and accessible living space extending to around an impressive 1366 sqft and perfectly set tucked away in this small cul-de-sac location that benefits from tremendous doorstep convenience to include a short walk to excellent transport links that include bus, taxi and the Glider service, as well as a short walk to the Kennedy Centre with its many shops and services that include Sainsbury's and proximity to Lidl and Asda/the Westwood shopping complex, as well as an abundance of popular amenities in Andersonstown along with state-of-the-art leisure facilities, cafes, restaurants and lots more!

This well-appointed home is bright and airy throughout and has a higher-than-average energy rating (EPC C-75) and must be viewed to be fully appreciated due to the unique accommodation on offer, which is briefly outlined below.

Four good-sized bedrooms, bedroom four conveniently located on the ground floor with access to a modern shower room. There is also a good-sized living room with a bay window and double doors that lead to a most impressive and eye-catching extended and upgraded luxury kitchen/dining/living area that can be very difficult to find in today's market and provides a perfect entertaining space. There is also a separate utility room.

On the first floor there are three further bedrooms and a white bathroom suite.

Other qualities include gas-fired central heating and UPVC double glazing, as well as an enclosed rear garden and off-road car parking.



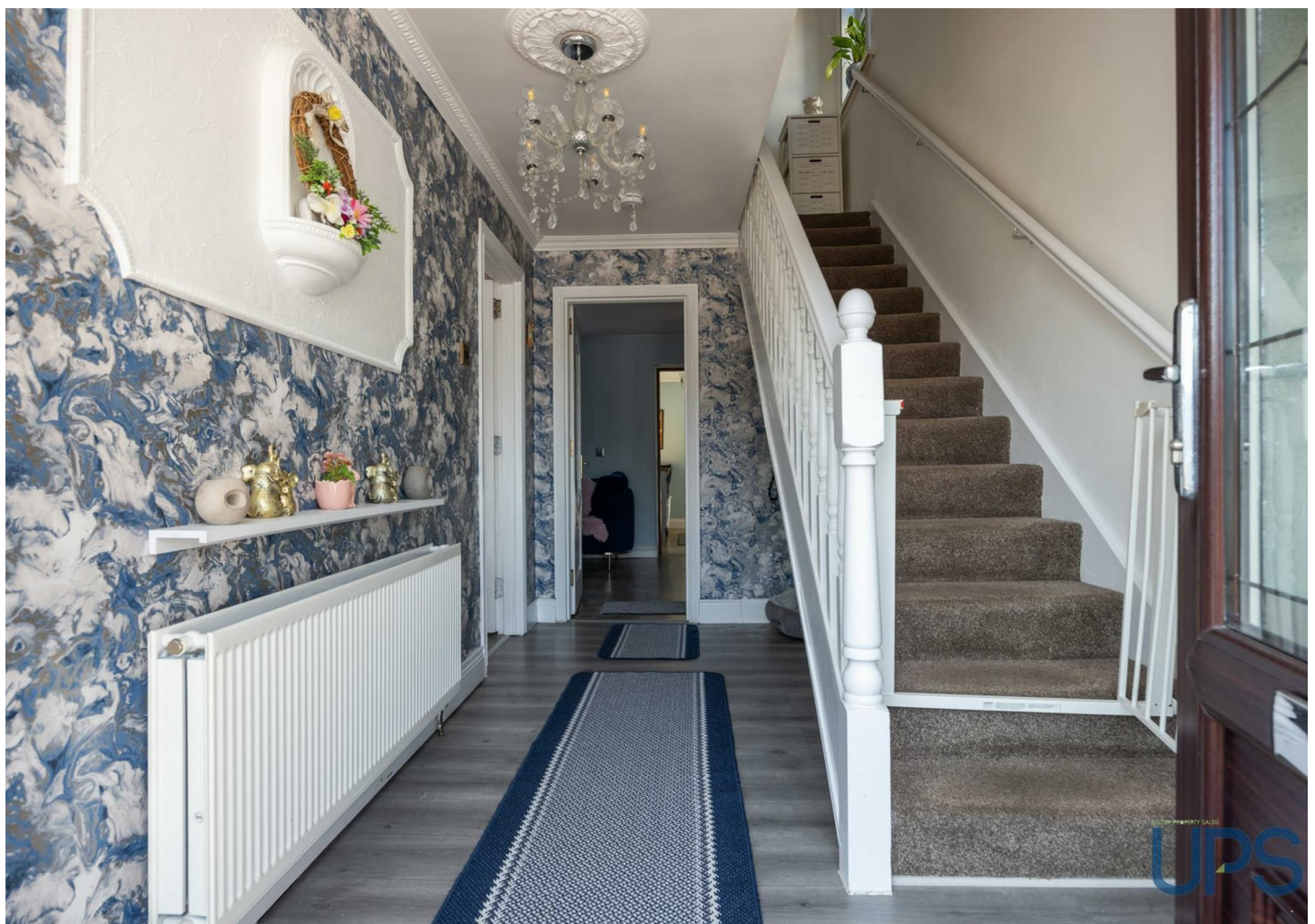
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(94-100) A			
(89-93) B			
(84-88) C			
(79-83) D			
(74-78) E			
(69-73) F			
(64-68) G			
Not energy efficient - higher running costs			
Northern Ireland		70	72
EU Directive 2002/91/EC			

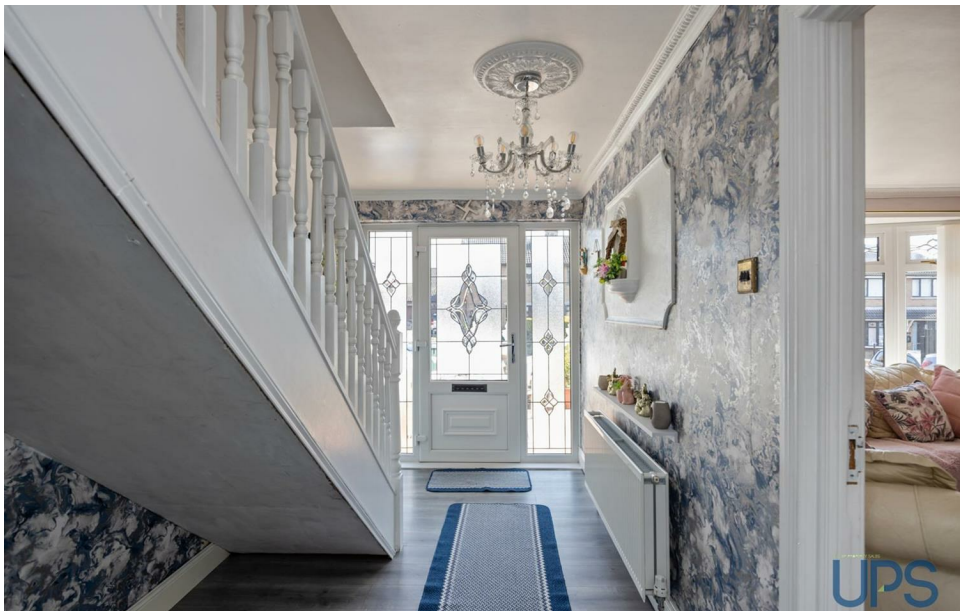
OFFERS AROUND £224,950

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Key Features

- Extraordinary, extended semi-detached home offering sizeable and accessible living space extending to around an impressive 1366 sqft and perfectly set on this bright southerly position in this small cul-de-sac.
- Good-sized living room with a bay window and double doors.
- Separate utility room.
- Gas-fired central heating / UPVC double glazing / Higher-than-average energy rating (EPC C-70)
- Asda and Lidl are also very close by, as is the wider motorway network and an abundance of amenities in Andersonstown, along with state-of-the-art leisure facilities and lots of schools.
- Four good-sized bedrooms, with bedroom four conveniently located on the ground floor with access to a shower room.
- Most impressive, eye-catching, extended and upgraded luxury-fitted kitchen/dining/living area.
- Additional white bathroom suite on the first-floor level.
- Walking distance to excellent transport links along with the Glider service and a short walk to the Kennedy Centre with all its stores and services, including Sainsbury's.
- The city centre is also accessible, as are beautiful parklands, Boucher Road, cafes, restaurants and lots more – early viewing strongly recommended!





GROUND FLOOR

Feature entrance canopy with spotlights, Upvc double glazed front door to;

SPACIOUS ENTRANCE HALL

Wooden effect strip floor.

LIVING ROOM

13'9 x 12'9

Wooden effect strip floor, bay window, cornicing, centre rose, double doors to;

LUXURY EXTENDED KITCHEN / DINING AREA

28'5 x 20'9

Excellent range of high and low level units, single drainer stainless steel 1 1/2 bowl sink unit, built-in hob, built-in oven, extractor fan, integrated fridge and freezer, additional dining space, island, spotlights, keylite window.

SEPARATE UTILITY ROOM

Range of high and low level units, single drainer stainless steel sink unit, plumbed for washing machine, access to;

BEDROOM 4

15'5 x 9'3

Laminate wood effect floor.

SEPARATE SHOWER ROOM

Shower facility, electric shower unit, low flush w.c, wash hand basin and storage unit, black effect sanitary ware, velux window, spotlights, pvc stripped ceiling and walls.

FIRST FLOOR

BEDROOM 1

12'6 x 9'11

Laminated wood effect floor.

BEDROOM 2

13'0 x 11'7

Laminated wood effect floor, built-in slide robes.

BEDROOM 3

9'4 x 8'5

Laminated wood effect floor, built-in robes.

WHITE BATHROOM SUITE

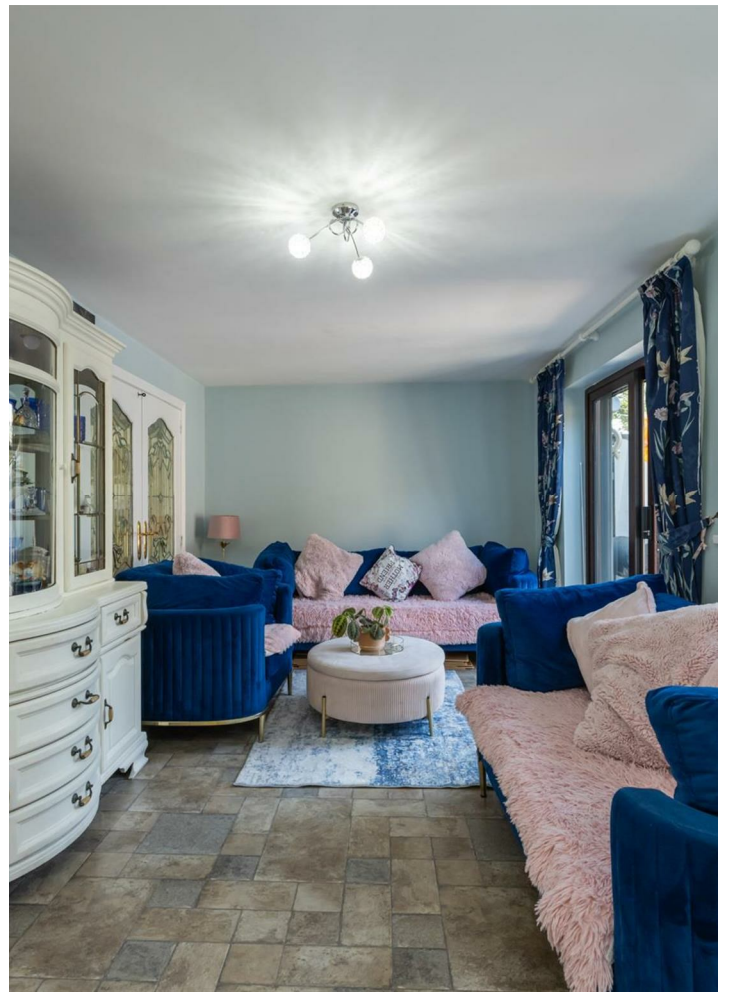
Bath with mixertaps, telephone hand shower, low flush w.c, wash hand basin with storage unit, chrome effect sanitary ware, fully tiled walls.

OUTSIDE

Well maintained front garden and enclosed, low-maintenance flagged 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. 18334670

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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