

ULSTER PROPERTY SALES

**UPS**

**ANDERSONSTOWN BRANCH**

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NETWORK STRENGTH – LOCAL KNOWLEDGE



**46 ST. ANNES ROAD,  
BLACKS ROAD, BELFAST,**

**OFFERS AROUND £247,950**

A substantial, well maintained and presented end town house that enjoys a landscaped, prominent position within this established residential development off Blacks Road. Four excellent, well appointed, bright, double bedrooms and one generous reception with south facing balcony or alternatively three bedrooms and two separate reception rooms. Principle bedroom with ensuite shower room. Generous sized lounge with double doors to a south facing feature Balcony. Large fitted kitchen open to a casual dining area / separate utility room. Newly installed white bathroom suite. Upvc double glazed windows. Gas fired central heating system with a recently upgraded Ideal Boiler Appliance. Downstairs cloakroom / separate w.c. Good presentation. Private, landscaped, mature rear garden. Large integral garage / Car parking to front. Fantastic doorstep convenience within walking distance of leading Schools / Transport links / Blacks Road Park and Ride / Major road network. A fantastic family home offering impressive accommodation difficult to find. Well worth a visit.



## Key Features

- Substantial, well maintained and presented end town house that enjoys a landscaped, prominent position within this sought after development.
- Generous sized lounge with double doors to south facing Balcony.
- Large fitted kitchen open to a casual dining area / separate utility room.
- Upvc double glazed windows.
- Downstairs cloakroom / separate w.c.
- Four excellent, well appointed bright double bedrooms / One generous reception room or alternatively three bedrooms and two reception rooms.
- Principle bedroom with ensuite shower room.
- Newly installed white bathroom suite.
- Gas fired central heating system.
- Large integral garage / private, landscaped, mature rear garden.



### GROUND FLOOR

Upvc double glazed entrance door to;

#### ENTRANCE HALL

Wood strip floor. Separate built-in cupboard.

#### CLOAKROOM / DOWNSTAIRS W.C.

Low flush w.c, pedestal wash hand basin, ceramic tiled floor.

#### UTILITY ROOM

11'2 x 6'6

Range of units, formica work surfaces, single drainer stainless steel sink unit, plumbed for washing machine, tiling. Garden access.

#### FAMILY ROOM / BEDROOM 4

11'6 x 11'3

#### FIRST FLOOR

##### LOUNGE

17'1 x 15'10

Feature sandstone effect fireplace with inset and hearth, wood strip floor, double doors to south facing balcony.

##### FITTED KITCHEN / DINING AREA

17'4 x 11'5

Range of high and low level units, formica work surfaces, 4 ring gas hob, underoven, overhead extractor hood, tiling, single drainer stainless steel sink unit.

### LANDING

Built-in cupboard.

#### SEPARATE W.C

Low flush w.c, wash hand basin.

#### PRINCIPLE BEDROOM 1

13'1 x 11'7

Wood strip floor.

#### ENSUITE SHOWER ROOM

Fully tiled shower cubicle, electric shower unit, low flush w.c, pedestal wash hand basin.

#### BEDROOM 2

12'5 x 7'8

Wood strip floor.

#### BEDROOM 3

11'5 x 9'1

#### WHITE BATHROOM SUITE

Paneled bath, telephone hand shower, pedestal wash hand basin, low flush w.c, tiling.

#### ROOFSPACE

Approached via slingsby type ladder, light and storage.

#### OUTSIDE

Private, mature rear gardens in lawns, planting and fencing. Driveway and car parking to front.

#### INTEGRAL GARAGE

19'6 x 10'2

Up and over door. Light and power, Feature Gas Boiler.











46, St Annes Road, Belfast, BT10 0PQ



First Floor  
Total Area: 151.0 m<sup>2</sup> ... 1626 ft<sup>2</sup> (excluding balcony)  
All measurements are approximate and for display purposes only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	70
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>Northern Ireland</b>		EU Directive 2002/91/EC	

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 our mortgage advisor on 028 9060 5200.

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.**

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

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028 9060 5200

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028 9047 1515

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028 9336 5986

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028 9072 9270

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028 9083 3295

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028 9066 1929

NEWTOWARDS  
028 9181 1444

RENTAL DIVISION  
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