



92 RAMOAN GARDENS, GLEN ROAD, BELFAST, BT11 8LN

An outstanding, fully modernised and beautifully finished and presented, extended townhouse that offers exceptional family living accommodation complimented with a 2025 specification that can only be fully appreciated upon viewing. Four bright, well appointed, double bedrooms, principle bedroom with a newly installed luxurious fitted contemporary ensuite bathroom with roll top bath and separate shower cubicle. Lounge / living / dining open plan to extended luxury fitted kitchen with feature range of appliances. Extended utility room / separate cloakroom / downstairs w.c. Newly installed luxury shower suite. Upvc double glazed windows / doors / Canopy porch / Gas fired central heating system / Feature Vertical Radiators. Recently rewired / replumbed / refurbished throughout. Feature internal doors / Herringbone flooring / Extensive period wall paneling. Magnificent attention to detail throughout. Tremendous doorstep convenience within walking distance to schools / shops / transport links. This home has it all, well worth a visit. Chain free

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(29-38) F		
(13-28) G		
Not energy efficient - higher running costs		
1	1	1
Northern Ireland EU Directive 2002/91/EC		

OFFERS AROUND £224,950

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Key Features

- Fully modernised, beautifully finished and presented extended townhouse off the Glen Road.
- Principle bedroom with a newly installed luxurious fitted contemporary ensuite bathroom with Roll top bath & shower Cubicle.
- Extended utility room / separate cloakroom / downstairs w.c.
- Upvc double glazed windows / doors.
- Recently Rewired / Replumbed / Refurbished.
- Four excellent bright well appointed double bedrooms.
- Lounge / living / dining area open plan to an extended luxury fully fitted kitchen with feature Island
- Newly installed luxury shower suite.
- Gas fired central heating system.
- Magnificent attention to detail throughout / Gates to private Landscaped south facing gardens with secure car parking to rear.





GROUND FLOOR

OPEN ENTRANCE PORCH

To;

ENTRANCE HALL

Cloakroom / storage, Herringbone wood effect floor. Feature Paneling, internal doors to :

EXTENDED LOUNGE / LIVING / DINING AREA

Feature wall paneling, Herringbone flooring, contemporary fireplace / burner with cast iron inset, vertical radiators, Upvc double glazed double patio doors, open to;

LUXURY EXTENDED FITTED KITCHEN

11'11 x 9'8

Newly installed range of high and low level units, granite work tops, breakfast bar, integrated appliances, Bosch Hob & Oven, Wine fridge, overhead canopy, feature Gold effect sink unit with glass washer, feature taps. Tiling and flooring.

EXTENDED UTILITY ROOM

8'8 x 6'8

Plumbed for washing machine, separate w.c, wash hand basin, low flush w.c.

FIRST FLOOR

Feature staircase.

BEDROOM 2

11'1 x 10'9

Herringbone Flooring.

BEDROOM 3

12'1 x 11'9

Herringbone flooring.

BEDROOM 4

10'9 x 10'1

SECOND FLOOR

PRINCIPLE BEDROOM

15'1 x 13'5

Dressing area / storage / built-in robes. Feature Herring bone flooring.

LUXURY ENSUITE

BATHROOM

Contemporary white suite, roll top bath, separate shower cubicle, wash hand basin, low flush w.c, tiling, vertical radiator. Feature tiling and flooring.

OUTSIDE

Feature wall / pillars to front, landscaped, enclosed and secure to rear, double gates to car parking.

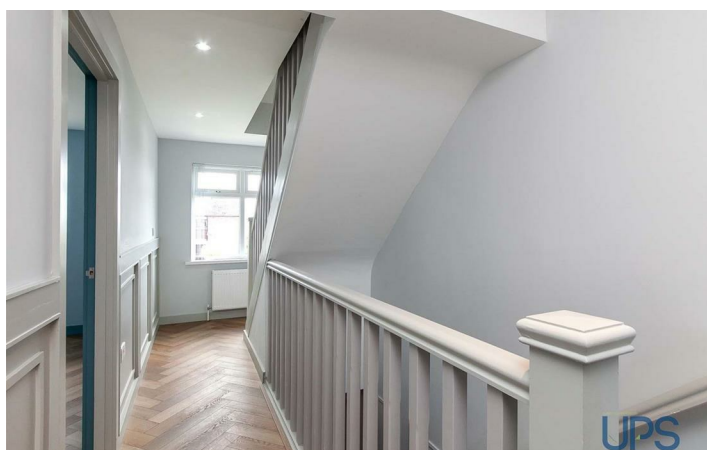
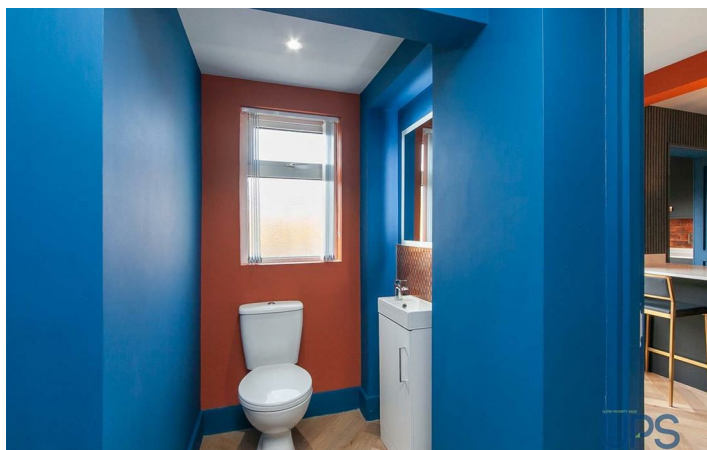
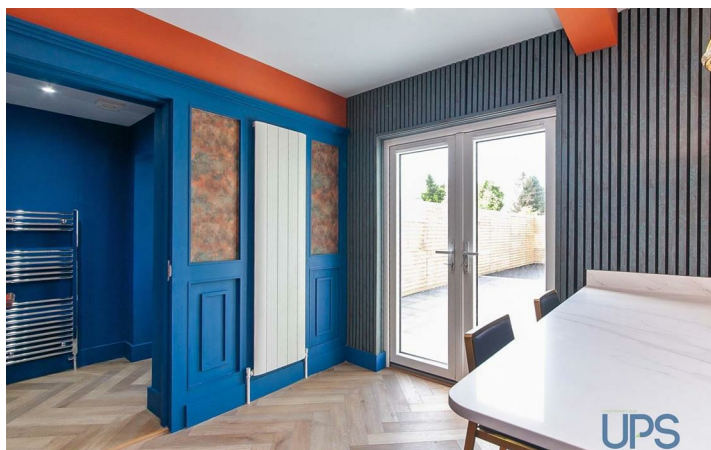
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Questions you may have.

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. 18348426

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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