



101 MONAGH DRIVE, BELFAST, BT11 8EE



A very rare opportunity to purchase this beautiful end-of-terrace home superbly placed tucked away in this quiet residential cul-de-sac position that enjoys a well-maintained extensive rear garden that enjoys a bright southerly position in this hugely popular and convenient location that enjoys tremendous doorstep convenience to include accessibility to lots of schools, shops and transport links along with an abundance of amenities in Andersonstown, along with state-of-the-art leisure facilities and beautiful parklands, to name a few!

The property has been in the same family for around 50 years and is now offered for sale chain-free, and the accommodation extends to around 627 sq ft and is briefly outlined below.

Three bedrooms at first-floor level.

On the ground-floor level there is a welcoming entrance hall and a bright and airy living room perfectly positioned to the rear of the property overlooking the gardens. There is also a fitted kitchen and a shower room which completes the ground floor.

Other qualities include uPVC double glazing and oil-fired central heating as well as a large, well-maintained and privately enclosed rear garden and additional brick paviour patio that benefits from a bright southerly position.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(43-54) E			
(31-42) F			
(13-30) G			
Not energy efficient - higher running costs			
Northern Ireland		57	65
EU Directive 2002/91/EC			

OFFERS AROUND £139,950

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Key Features





GROUND FLOOR

Upvc double glazed front-door to entrance hall, wooden effect stripped floor.

KITCHEN

8'1 7'2

Range of high and low level units, single drainer stainless steel sink unit, built-in hob and under-oven, extractor fan, breakfast bar, tiled floor, partially tiled walls.

DOWNSTAIRS SHOWER ROOM

Shower cubicle, shower unit, low-flush W.C., wash hand basin and storage unit, towel warmer, chrome effect sanitary ware, tiled walls and floor.

LIVING ROOM

13'8 11'7

Cornicing, storage cupboard;

FIRST FLOOR

BEDROOM 1

39'4"36'1" 26'2"13'1"

Built-in mirrored slide robes, shower cubicle, electric shower unit, cornicing.

BEDROOM 2

10'7 8'9

Cornicing.

BEDROOM 3

8'4 8'4

Cornicing.

OUTSIDE

Large, well-maintained rear gardens that can be hard to find in today's market, additional brick

paviour patio, bright southerly position.

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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 Gareth 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. 18370002

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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