



15 MOOR PARK GARDENS, BLACKS ROAD, BELFAST, BT10 0QG



A rare opportunity to purchase this well-appointed end townhouse that is superbly placed on this extensive corner site within this highly desirable cul-de-sac position just off the established and highly sought-after Blacks Road, enjoying proximity to lots of nearby schools, shops and transport links, along with an abundance of amenities in Andersonstown, including state-of-the-art leisure facilities, beautiful parklands and so much more!

Offered for sale chain-free and extending to around 888 sq ft, this beautiful home is not to be missed, and the accommodation is briefly outlined below.

Three bedrooms and a white bathroom suite complete the first floor.

On the ground floor there is a welcoming entrance hall and a bright and airy living room as well as a kitchen which has an open-plan dining space.

Other qualities include oil-fired central heating and UPVC double glazing together with extensive privately enclosed gardens and extended off-road car parking to the front.

A location that is in constant demand and is ideally placed close to the motorway, arterial routes and both Belfast and Lisburn; early viewing is highly recommended!

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(94-100) A			
(81-93) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		63	67
EU Directive 2002/91/EC			

OFFERS AROUND £179,950

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Key Features

- Extraordinary end townhouse ideally placed on this extensive corner site within this preferred and quiet cul-de-sac position just off the Blacks Road.
- Bright and airy living room.
- White bathroom suite on first floor.
- Extended off road car-parking.
- Colin Glen, Ireland's leading adventure park, is very close by, as are arterial routes, the motorway network and beautiful parklands/golf courses.
- Three bedrooms.
- Kitchen open plan to sizeable dining area.
- Oil fired central heating / Upvc double glazing.
- Close to lots of schools, shops and transport links, along with an abundance of amenities in Andersonstown, along with state-of-the-art leisure facilities.
- Early viewing recommended for this beautiful home that is offered for sale chain-free!





GROUND FLOOR

Upvc double glazed front door to:

LIVING ROOM

14'11 x 12'1

Wooden effect strip floor, cornicing.

KITCHEN / DINING AREA

15'3 x 13'10

Range of high and low level units, single drainer stainless steel 1 1/2 bowl sink unit, built-in hob and underoven, stainless steel extractor fan, partially tiled walls, open plan to dining space.

FIRST FLOOR

LANDING

Lights on stairs to landing.

BEDROOM 1

15'7 x 9'10

BEDROOM 2

12'0 x 8'10

BEDROOM 3

12'0 x 6'1

Hotpress / storage.

WHITE BATHROOM SUITE

Bath, electric shower unit, low flush w.c, pedestal wash hand basin, chrome effect sanitary ware, tiled floor, pvc stripped ceiling, spotlights, extractor fan.

OUTSIDE

Generous corner site, off road carparking.

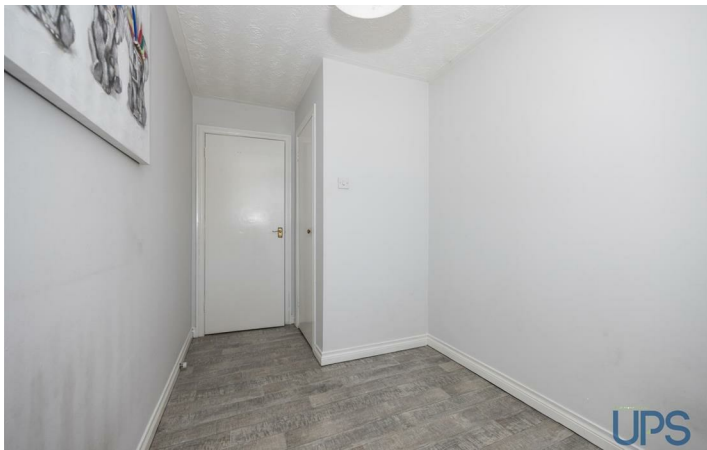
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Questions you may have.

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. 18371429

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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