



## 55 ROSGOILL PARK, SHAWS ROAD, BELFAST, BT11 9QU

In need of refurbishment, this home is ideally located within the popular 'Rosgoill' area and therefore enjoys tremendous doorstep convenience, including accessibility to lots of schools, shops and transport links, along with the Glider service and an abundance of amenities in Andersonstown, including state-of-the-art leisure facilities and much more!

The property is offered for sale chain-free and is sold as seen; the accommodation is briefly outlined below.

Three bedrooms and a bathroom as well as a developed roof space complete the upper floor.

On the ground floor there is a living room and a kitchen facility that has an open-plan dining arrangement and access to a UPVC double-glazed conservatory.

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

Early viewing strongly recommended.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	69	73
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

**ASKING PRICE £159,950**

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## Key Features

- Superb location in proximity to lots of schools, shops and transport links, along with the Glider service and arterial routes.
- Three bedrooms.
- Two reception rooms to include a conservatory.
- Bathroom on first floor.
- Off road car parking.
- Offered for sale chain free and in need of refurbishment, this home is sold as seen.
- Developed roof-space.
- Kitchen open plan to dining space.
- Gas central heating / double glazing.
- Viewing recommended.





## GROUND FLOOR

Upvc double glazed front door to entrance hall.

## LIVING ROOM

14'4 12'7

## KITCHEN / DINING AREA

17'0 9'3

Range of high and low level units, single drainer stainless steel sink unit, open plan to dining area, access to;

## CONSERVATORY

13'11 10'7

## FIRST FLOOR

### BEDROOM 1

10'11 9'11

### BEDROOM 2

10'2 9'6

### BEDROOM 3

6'7 6'7

## WHITE BATHROOM SUITE

Bath, low-flush W.C., wash hand basin;

## LANDING

Stairs on landing to;

## DEVELOPED ROOF-SPACE

## OUTSIDE

Off road car-parking. Enclosed 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 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. 18377584**

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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