

8 NAROON PARK, OFF CORRIB AVENUE, BELFAST, BT11 9JA



A very rare opportunity to acquire a well maintained and presented mid town house within this prime, established, quiet cul de sac. Three good, bright, comfortable double bedrooms. One generous reception room. Large Fitted kitchen / dining area. White bathroom suite. Gas fired central heating system. Fantastic doorstep convenience superbly located and tucked away in this quiet and highly established residential cul-de-sac that enjoys a bright southerly position, as well as being within close proximity to lots of schools, shops and transport links, along with proximity to the Glen and Andersonstown Roads, including excellent transport links that include the Glider service. The property is also close to Colin Glen, Ireland's leading adventure park, and is close to state-of-the-art leisure facilities within the Andersonstown area. Competitively priced property. Fantastic first time buy. Well worth a visit.

| Energy Efficiency Rating | | Current | Potential |
|---|--|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| Northern Ireland | | 73 | 75 |
| EU Directive 2002/91/EC | | | |

OFFERS AROUND £139,950

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Key Features

- Well maintained and presented mid town house with this prime cul de sac location.
- One generous reception room.
- White bathroom suite.
- Private and secure rear gardens with an open aspect to front.
- Well worth a visit.
- Three good, well maintained, bright, double bedrooms.
- Large Fitted kitchen with casual dining area.
- Gas fired central heating system.
- Fantastic first time buy.
- Competitively priced home / Well worth a visit





GROUND FLOOR

OPEN ENTRANCE PORCH

Upvc double glazed entrance door to;

ENTRANCE HALL

Wooden effect strip floor,

LOUNGE

15'1 x 13'1

Wooden effect strip floor, feature fireplace.

LARGE KITCHEN / DINING AREA

17'2 x 10'5

Range of high and low level units, formica work surfaces, single drainer stainless steel sink unit, plumbed for washing machine, tiling, ceramic tiled floor, gas boiler, walk-in larder, Upvc double glazed back door.

FIRST FLOOR

BEDROOM 1

10'2 x 11'3

Built-in robes, wooden effect strip floor.

BEDROOM 2

12'8 x 11'5

Wooden effect strip floor, built-in robes.

BEDROOM 3

8'3 x 8'1

Built-in robes.

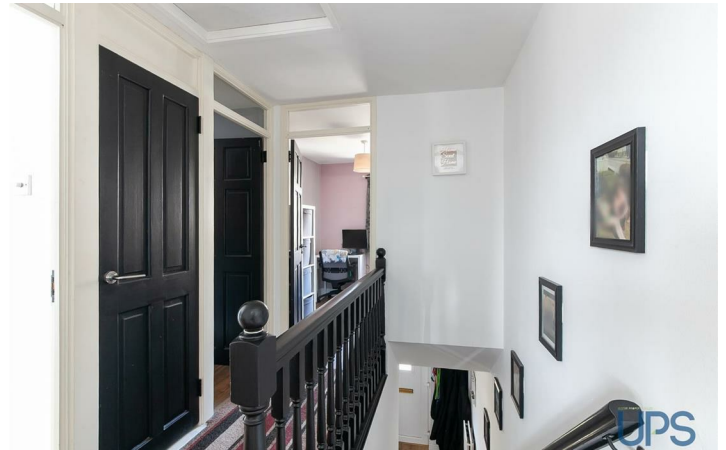
WHITE BATHROOM SUITE

Panelled bath, thermostatically controlled shower unit, semi pedestal wash hand basin, ceramic tiled floor, tiling, heated towel rail.

OUTSIDE

Feature garden area to front, rear enclosed garden secure and private with feature paving.

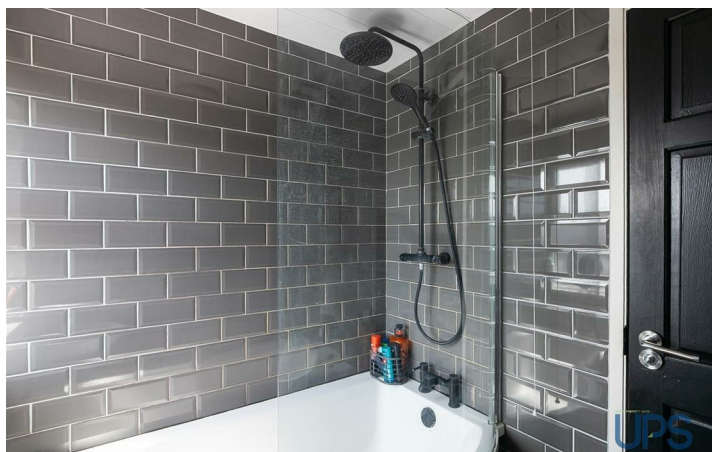
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Questions you may have.

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. 18378078

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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