



## 73 GLENVEAGH DRIVE, LENADOON, BELFAST, ANTRIM, BT11 9QA



A rare opportunity to purchase this larger-than-average house type that has been further extended by the current owners, offering sizeable and stylish living space within this highly sought-after residential location that enjoys tremendous doorstep convenience, including accessibility to lots of local schools, shops and transport links, along with the Glider service on the Stewartstown Road and, of course, an abundance of amenities in Andersonstown, along with state-of-the-art leisure facilities, beautiful parklands and much more.

This substantial home extends to around an impressive 1223 sq ft and has been very well maintained and presented throughout; the eye-catching accommodation is briefly outlined below.

Five good-sized bedrooms, four bedrooms with built-in bedroom furniture and a modern, luxury white bathroom suite that has spotlights and a separate shower cubicle complete the first floor.

On the ground floor there is a spacious and welcoming entrance hall with an attractive herringbone effect floor as well as a handy located downstairs W.C. that has decorative tiling and spotlights; in addition, there is a fantastic bright and airy living room that has been extended and is ideally positioned privately to the rear of the property with views and access to the well-maintained gardens. An upgraded, high-gloss-finished kitchen, also with spotlights and plumbing for an American-style fridge/freezer, is open plan to a superb dining/entertaining area which has built-in seating with storage.

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	63	64
Northern Ireland EU Directive 2002/91/EC		

# OFFERS OVER £174,950



## Key Features

- An extraordinary larger house type that has been further extended by the current owner within this highly sought-after residential location that enjoys tremendous doorstep convenience.
- Five good-sized bedrooms, four bedrooms with built-in bedroom furniture.
- Luxury high-gloss fitted kitchen with access to a superb dining/entertaining area which has built-in seating with storage.
- Gas-fired central heating / uPVC double glazing.
- Feature garden bar Providing an eye-catching entertaining space, the garden also has an outdoor tap and outdoor power socket as well as a feature firepit/chimney.
- Substantial living space extending to around an impressive 1223 sq ft and has stylish, sizeable accommodation throughout.
- Extended bright and airy living room privately positioned to the rear of the property.
- Luxurious white bathroom suite with a separate shower cubicle and spotlights. Additional downstairs W.C.
- Fantastic bright south-facing position with a well-maintained, good-sized, privately enclosed rear garden and patio area.
- Close to lots of schools, shops and transport links, along with an abundance of amenities in Andersonstown, including state-of-the-art leisure facilities and much more!





## GROUND FLOOR

Upvc double glazed front door to spacious and welcoming entrance hall, beautiful herringbone effect floor.

## DOWNSTAIRS W.C

Low-flush W.C., wash hand basin and storage unit, chrome effect sanitary ware, chrome effect towel warmer, beautiful tiled walls and floor, spotlights, and PVC stripped ceiling.

## EXTENDED LIVING ROOM

18'2 14'3

Beautiful herringbone-effect floor, spotlights, and UPVC double-glazed double doors leading to privately enclosed gardens.

## LUXURY HIGH-GLOSS KITCHEN / DINING

20'8 8'0

Range of high- and low-level units, single-drainer stainless steel 1 1/2 bowl sink unit, integrated dishwasher, built-in hob, stainless steel extractor fan, tiled floor and partially tiled walls, spotlights, plumbed for American-style fridge/freezer, open plan to dining space with built-in seating and storage, UPVC double-glazed patio doors to enclosed gardens.

## FIRST FLOOR

Spacious landing, spotlights.

## BEDROOM 1

11'5 10'7

Wooden-effect stripped floor, excellent range of built-in modern bedroom furniture.

## BEDROOM 2

10'7 7'7

Laminated wood effect floor.

## BEDROOM 3

Laminated wood effect floor, built-in bedroom furniture.

## BEDROOM 4

Wooden effect stripped floor, built-in bedroom furniture with desk/study area.

## BEDROOM 5

Wooden effect stripped floor, built-in bedroom furniture.

## LUXURY WHITE BATHROOM SUITE

Bath, separate shower cubicle, thermostatically controlled shower unit, low-flush W.C., wash hand basin with storage unit, spotlights, PVC stripped ceiling and walls.

## OUTSIDE

South-facing, privately enclosed, good-sized rear garden that captures the sun, additional flagged patio with outdoor fireplace/fire pit, outdoor power sockets and outdoor tap. Pub shed providing an ideal entertaining area that has double doors, light and power.



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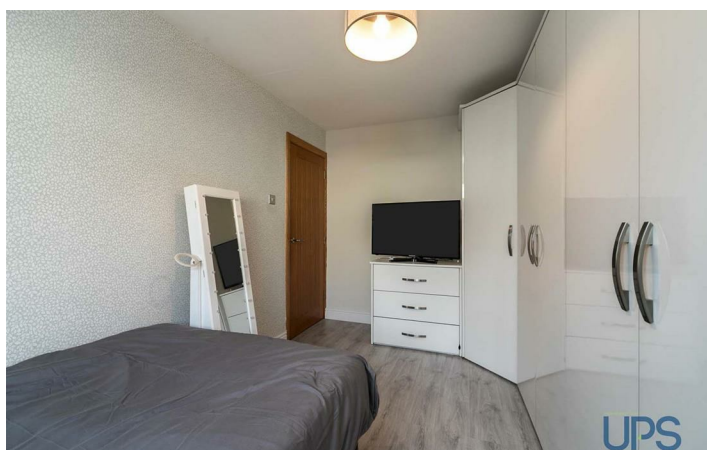








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Questions you may have.

**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. 18393261**

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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