



## 6 BEARNAGH DRIVE, ANDERSONSTOWN, BELFAST, BT11 8HS

A superior double fronted, red brick, extended, mid town house that offers exceptional, well appointed, extended family living accommodation throughout. Three excellent, bright, double bedrooms. Extended principal bedroom. Two separate reception rooms to include an extended living / dining room each with double patio doors. Luxury fitted kitchen. Extended luxury white bathroom suite with feature roll top bath and separate shower enclosure. Developed, floored and sheeted roofspace. Feature internal doors / floor coverings. Upvc Double glazed windows / Gas central heating system. Private landscaped, south facing rear gardens / Pillars driveway and car parking to front. An extremely rare opportunity to acquire a magnificently presented extended family home perfectly positioned within this popular and convenient residential location in the heart of Andersonstown that enjoys tremendous doorstep convenience to include a short stroll to all the abundance of amenities within Andersonstown including shops, cafés, Andersonstown Leisure Centre, as well as a large selection of schooling and transport links to include the Glider service and wider motorway network nearby. Good fresh presentation throughout. Well worth a visit. Chain free.



| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
| Very energy efficient - lower running costs | Current | Potential |
| (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 |         |           |
|                                             | 66      | 74        |
| Northern Ireland EU Directive 2002/91/EC    |         |           |

OFFERS AROUND £179,950



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### Key Features

- Magnificent Double Fronted red brick Extended mid town house.
- Two separate reception rooms / Extended family room / Each with Patio doors / Garden access.
- Extended luxury white bathroom suite with feature roll top bath and separate shower enclosure.
- Upvc Double glazed Windows / Private, landscaped south facing extensive rear gardens.
- Fantastic Extended family Home that will not disappoint.
- Three excellent bright double bedrooms / Extended Principal bedroom.
- Luxury fitted kitchen.
- Developed, floored and sheeted roofspace / Storage / Gas Central Heating System.
- Good, fresh presentation throughout.
- Well worth a visit / Chain free.





## GROUND FLOOR

### OPEN ENTRANCE PORCH

Upvc double glazed entrance door, ceramic tiled floor.

### LOUNGE

21'7 x 11'5

Bay window, marble fireplace with inset and hearth, wooden effect strip floor, double patio doors.

### EXTENDED FAMILY / DINING ROOM

16'9 x 14'5

Ceramic tiled floor, Upvc double glazed patio doors, archway to;

### LUXURY FITTED KITCHEN

14'5 x 7'3

Range of high and low level units, formica work surfaces, low flush w.c, 4 ring ceramic hob, extractor hood, tiling, ceramic tiled floor, fridge and freezer.

## FIRST FLOOR

### LANDING

Built-in cloaks.

### EXTENDED PRINCIPLE BEDROOM 1

13'2 x 13'1

Dressing area, built-in robes.

### BEDROOM 2

11'5 x 11'1

Wooden effect strip floor, built-in robes.

## BEDROOM 3

11'2 x 10'4

Wooden effect strip floor, built-in robes.

### EXTENDED LUXURY WHITE BATHROOM SUITE

Roll top bath, telephone hand shower, wash hand basin with vanity unit, low flush w.c, shower enclosure, thermostatically controlled shower unit. Feature wall paneling, ceiling, lighting and flooring.

### DEVELOPED ROOFSpace

21'4 x 8'4

Floored and sheeted, storage into eaves.

### OUTSIDE

Car parking to front with feature paving, wall and pillars, extensive south facing, private landscaped rear gardens in neat lawns, raised borders, fencing and flagging.



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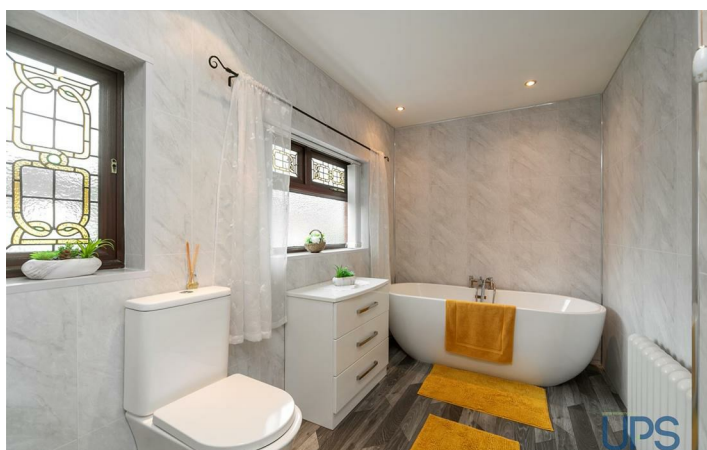








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Questions you may have.

**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 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. 18398274**

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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