



## 8 KESTREL GRANGE, STEWARTSTOWN ROAD, BELFAST, BT17 0FF

An extraordinary opportunity to purchase this substantial detached family home with sizeable living space that can be hard to find in today's market, coupled with this small private cul-de-sac position that seldom becomes available and enjoys tremendous doorstep convenience, to include accessibility to lots of schools and shops and only a short walk to excellent transport links that include bus, taxi and the Glider service, as well as accessibility to Dunmurry Railway Station, arterial routes and the motorway network.

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

Four bedrooms, principal bedroom with a private ensuite shower room. Please note that there is access from one of the bedrooms to a developed roof space which has an en-suite shower room. White bathroom suite also on the first floor.

On the ground floor there is a spacious and welcoming entrance hall with a handy downstairs W.C. as well as a large, bright, and airy living room that has a bay window and double doors leading to a sizeable kitchen and dining area.

Other qualities include oil-fired central heating and double glazing as well as off-road car parking to a garage and front and rear gardens.

A home with lots of potential – we strongly encourage viewing early to avoid disappointment.



Energy Efficiency Rating		Current	Potential
Very energy efficient – lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(43-54) E			
(31-42) F			
(21-30) G			
Not energy efficient – higher running costs			
Northern Ireland		56	58
EU Directive 2002/91/EC			

# ASKING PRICE £275,000

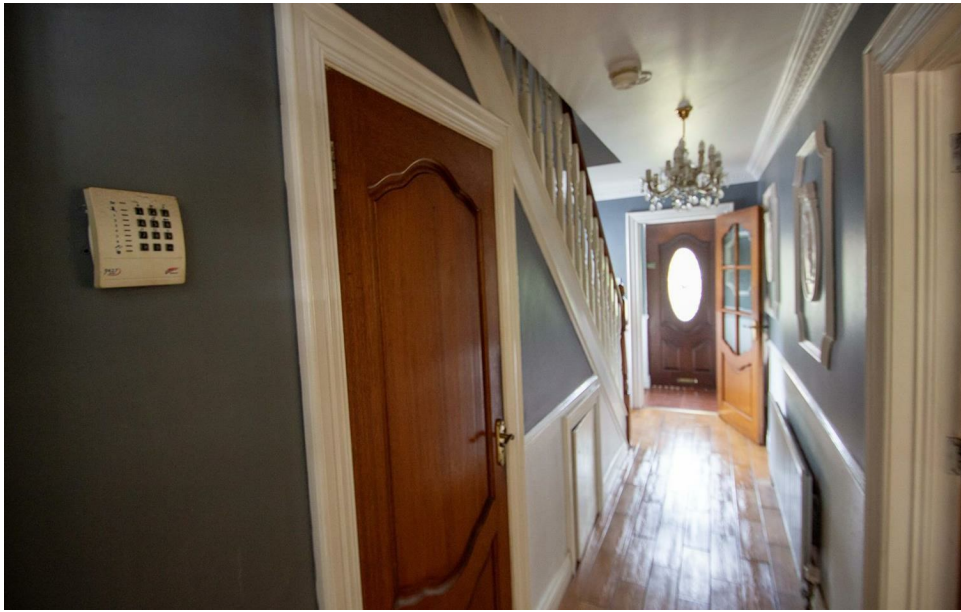


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### Key Features

- Substantial detached family home with sizeable living space superbly placed in this small cul-de-sac setting that seldom becomes available.
- Access from bedroom 4 to developed roofspace with ensuite shower room.
- Spacious and welcoming entrance hall with handy downstairs w.c.
- Oil fired central heating system.
- Off road carparking to a garage and front and rear gardens.
- Four bedrooms, principle bedroom with a private ensuite shower room.
- White bathroom suite on first floor.
- Large, bright and airy living room with bay window and double doors leading to a sizeable kitchen and dining area.
- Double glazing.
- A home with lots of potential is sold as seen and offered for sale chain free – early viewing recommended!





## GROUND FLOOR

Hardwood glass panelled front door door to;

## ENTRANCE PORCH

Tiled floor, inner door to;

## SPACIOUS AND WELCOMING ENTRANCE HALL

Tiled floor.

## DOWNSTAIRS W.C.

Low flush w.c, pedestal wash hand basin.

## LIVING ROOM

17'8 x 14'11

Bay windows, double doors to;

## KITCHEN / DINING AREA

21'9 x 12'4

Range of high and low level units, single drainer stainless steel 11/2 bowl sink unit, spotlights, open plan to sizeable dining area. Access from kitchen to covered carport with roller door leading to;

## DETACHED GARAGE

## FIRST FLOOR

## LANDING

Hotpress / storage.

## WHITE BATHROOM SUITE

Bath, low flush w.c, pedestal wash hand basin, partially tiled walls.

## BEDROOM 1

14'2 x 11'5

Bay window.

## BEDROOM 3

12'3 x 6'7

## ENSUITE SHOWER ROOM

Shower cubicle, shower cubicle, low flush w.c, pedestal wash hand basin.

## BEDROOM 2

12'6 x 8'3

## BEDROOM 4

13'0 x 9'0

Access to;

## DEVELOPED ROOFSpace

19'5 x 11'7

## SHOWER ROOM

Shower cubicle, low flush w.c, pedestal wash hand basin.

## OUTSIDE

Enclosed rear garden, off road carparking to detached garage.



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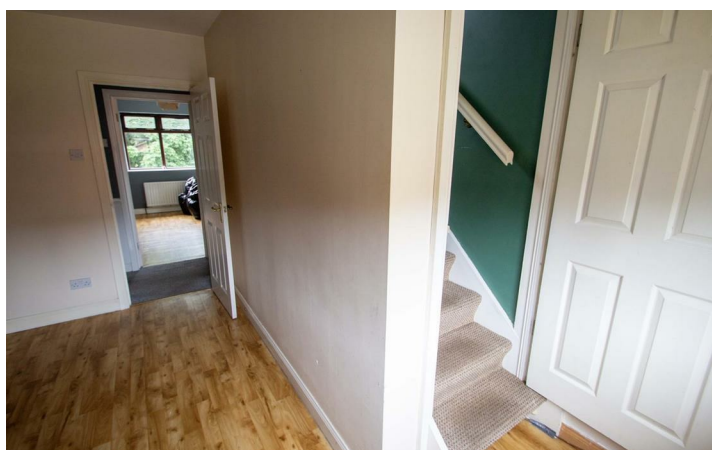








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Questions you may have.

**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. 18403004**

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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