

ULSTER PROPERTY SALES

**UPS**

**ANDERSONSTOWN BRANCH**

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Antrim, BT11 9BY

**028 9060 5200**

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**36 ANDERSONSTOWN PARK  
WEST, BELFAST, BT11 8FN**

**OFFERS AROUND £139,950**

A superb opportunity to purchase this chain-free end of terrace home ideally placed with an attractive outlook within this highly sought-after residential location that benefits from tremendous doorstep convenience to include accessibility to lots of schools, shops and transport links along with the Glider service and a short walk to the Kennedy Centre with all its services, including Sainsbury's and Argo and also Lidl and Asda/Westwood shopping complex, not to mention an abundance of amenities in Andersonstown, which includes state-of-the-art leisure facilities and much more!

Two bedrooms and a white bathroom suite at first-floor level.

Bright and airy living room and a separate fitted kitchen on the ground floor.

There is also a privately enclosed rear garden enjoying a bright southerly position, and the property has oil-fired central heating and UPVC double glazing.

Properties in this location are in very high demand, and we have no hesitation in recommending an early viewing to avoid disappointment!



## Key Features

- A superb opportunity to purchase this attractive end-of-terrace home ideally placed with an attractive outlook on this bright southerly position.
- Sizeable living room.
- Bathroom at first floor.
- Privately enclosed rear garden.
- Excellent transport links close by to include bus, taxi and the Glider service, as well as proximity to the wider motorway network and arterial routes.
- Two bedrooms.
- Separate fitted kitchen.
- Oil-fired central heating / Upvc double glazing.
- Close to an abundance of amenities in Andersonstown, along with state-of-the-art leisure facilities, cafes, restaurants and much more.
- Viewing strongly recommended for this chain-free home.



### GROUND FLOOR

Hardwood glass panelled front door to;

### ENTRANCE HALL

To;

### LIVING ROOM

18'0 x 9'6

### KITCHEN

10'5 x 7'9

Range of high and low level units, single drainer stainless steel sink unit.

### FIRST FLOOR

#### BEDROOM 1

14'10 x 8'7

built-in robes.

#### BEDROOM 2

10'3 x 8'3

#### WHITE BATHROOM SUITE

Bath, low flush w.c, pedestal wash hand basin, chrome effect sanitary ware, partially tiled walls.

#### OUTSIDE

Enclosed south facing rear yard, front garden.







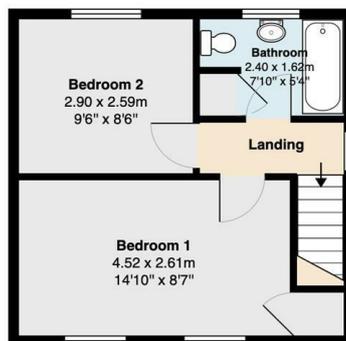




36 Andersonstown Park West, BELFAST, BT11 8FN



Ground Floor



First Floor

Total Area: 57.7 m<sup>2</sup> ... 621 ft<sup>2</sup>

All measurements are approximate and for display purposes only

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		61	70
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>Northern Ireland</b>		EU Directive 2002/91/EC	

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 our mortgage advisor on 028 9060 5200.

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.**

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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028 9060 5200

BANGOR  
028 9127 1185

DONAGHADEE  
028 9188 8000

GLENGORMLEY  
028 9083 3295

RENTAL DIVISION  
028 9070 1000

BALLYHACKAMORE  
028 9047 1515

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028 9336 5986

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028 4461 4101

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028 9066 1929

BALLYNAHINCH  
028 9756 1155

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028 9072 9270

FORESTSIDE  
028 9064 1264

NEWTOWARDS  
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