



## 4 KILLEEN PARK, ANDERSONSTOWN, BELFAST, BT11 8HH



A substantial semi detached, well appointed, family home that enjoys a well presented, landscaped position off the Andersonstown Road. With fantastic doorstep convenience and only a short walk to an abundance of amenities in Andersonstown, including Schools, Shops, Cafes, restaurants as well as excellent transport links, including bus, taxi and the Glider service all close by. Three excellent, bright, double bedrooms. One generous reception room with feature bay window. Newly installed, luxury finished, contemporary high gloss fitted kitchen open to a living / dining area with double patio doors. Luxury fitted shower suite with feature shower enclosure. Downstairs cloakroom / w.c / utility area. Upvc double glazed windows / gas fired central heating system. Fantastic doorstep convenience. Gardens extensive, private and secure to rear. Feature pillars / double gates to driveway. Well worth a visit.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(94 plus) <b>A</b>		
(81-93) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(43-54) <b>E</b>		
(31-42) <b>F</b>		
(1-30) <b>G</b>		
Not energy efficient - higher running costs		
Northern Ireland		
EU Directive 2002/91/EC		

OFFERS AROUND £214,950

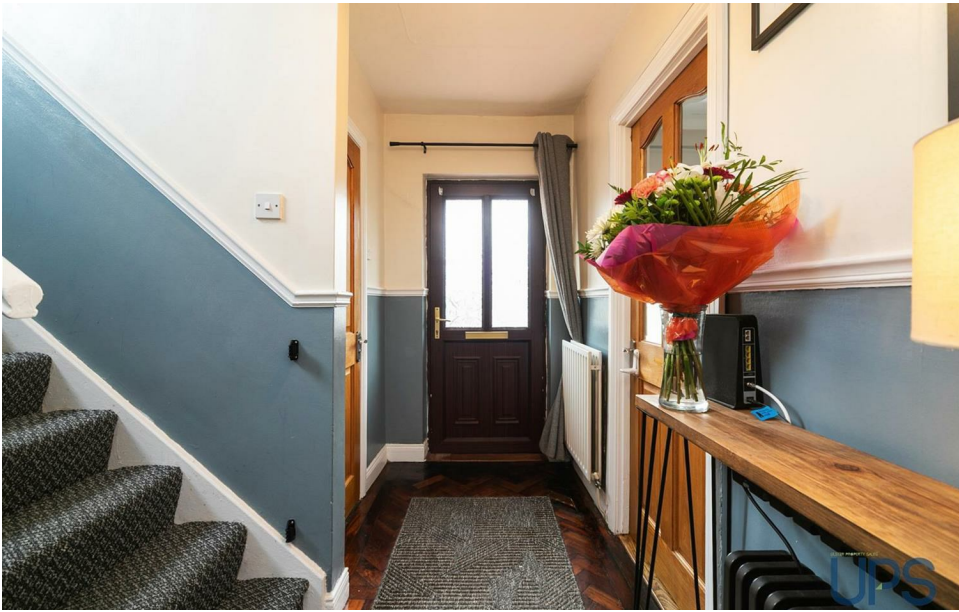


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### Key Features

- Substantial semi detached well appointed family home.
- One generous reception room with feature bay window.
- Luxury fitted shower suite with feature shower enclosure.
- Upvc double glazed windows / gas fired central heating system.
- Gardens extensive, private and secure to rear, pillars with double gates to driveway.
- Three excellent bright double bedrooms.
- Newly installed, luxury finished contemporary high gloss fitted kitchen open to living / dining area with feature double patio doors.
- Downstairs cloakroom / w.c / utility area.
- Fantastic doorstep convenience.
- Established sought after residential location / Well worth a visit.





## GROUND FLOOR

### OPEN ENTRANCE PORCH

To;

### ENTRANCE HALL

Parquet wood block floor, cloak space, storage under stairs, Worcester gas boiler,

### DOWNSTAIRS W.C / UTILITY AREA

Low flush w.c, wash hand basin, plumbed for washing machine.

### LOUNGE

11'8 x 11'4

Feature shelving, built-in cupboard. Bay window.

### LUXURY FITTED KITCHEN / DINING AREA

22'0 x 10'3

Range of high and low level high gloss fitted units, feature breakfast bar, Quartz work tops, ceramic tiled floor, overhead extractor hood, integrated ceramic Induction hob, microwave, built-in oven, fridge, dishwasher, bay window / Upvc double glazed back door.

## FIRST FLOOR

### PRINCIPLE BEDROOM 1

13'9 x 10'6

Wooden effect strip floor, built-in robes.

### BEDROOM 2

11'6 x 10'5

Wooden effect strip floor.

### BEDROOM 3

11'2 x 8'5

Wooden effect strip floor.

### LUXURY SHOWER SUITE

Feature shower enclosure with thermostatically controlled shower unit, low flush w.c, wash hand basin, heated towel rail, ceramic tiled floor, downlighters.

### OUTSIDE

Feature driveway, double gates to driveway / car parking, extensive private, rear gardens, neat lawns with fencing.



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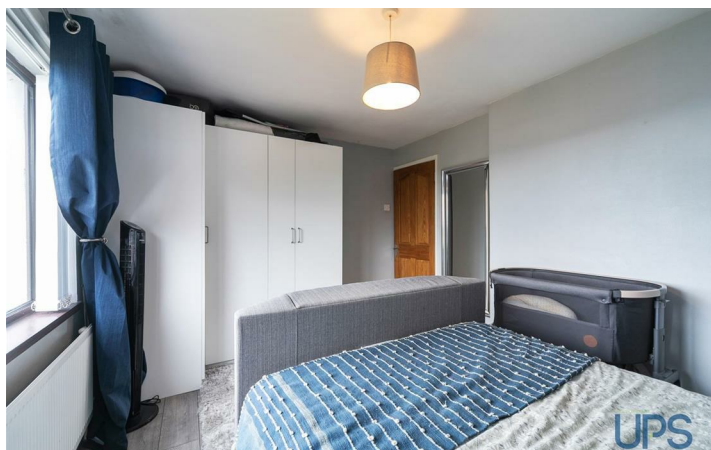
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Questions you may have.

**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. 18419620**

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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