



## 73 LENADOON AVENUE, BELFAST, BT11 9HD



A rare opportunity to purchase this larger-than-average house type offering sizeable and comfortable living space within this highly sought-after residential location that enjoys tremendous doorstep convenience, including accessibility to local Schools, Shops and Transport links, the Glider service on the Stewartstown Road and an abundance of amenities in the Andersonstown area to include leisure facilities. This mid town house enjoys a bright, south facing, prominent position fronting the increasingly popular Lenadoon Avenue location. Three excellent, well appointed comfortable bright double bedrooms. One generous reception. Fitted kitchen / casual dining area with garden access. White shower suite. Upvc double glazing. Gas fired central heating system. Private and secure, mature, south facing rear gardens / pillars with double gates to front. Fantastic doorstep convenience. Good first time buy. Chain free.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(94-100) A		
(81-93) B		
(69-80) C		
(55-68) D		
(43-54) E		
(31-42) F		
(21-30) G		
Not energy efficient - higher running costs		
	68	80
Northern Ireland EU Directive 2002/91/EC		

OFFERS AROUND £149,950



## Key Features

- Substantial mid town house that enjoys a bright, south facing prominent position.
- One generous reception room.
- White shower suite.
- Gas fired central heating system.
- Fantastic doorstep convenience.
- Three excellent bright well appointed bedrooms.
- Fitted kitchen / casual dining area with garden access.
- Upvc double glazing.
- Private and secure, mature rear gardens / pillars, double gates to front.
- Chain free.





## GROUND FLOOR

Upvc double glazed front door to:

### ENTRANCE HALL

Wooden effect strip floor.

### LOUNGE

16'5 x 12'6

Feature fireplace with inset and hearth, wooden effect strip floor, bay window. Access to:

### FITTED KITCHEN / DINING AREA

15'9 x 9'6

Range of high and low level units, formica work surfaces, single drainer stainless steel sink unit, tiling, ceramic tiled floor, plumbed for washing machine, overhead extractor hood, Upvc double glazed patio door.

## FIRST FLOOR

### BEDROOM 1

15'4 x 11'3

Wooden effect strip floor.

### BEDROOM 2

14'5 x 12'4

Wooden effect strip floor.

### BEDROOM 3

10'5 x 7'9

Built-in robes.

### LUXURY SHOWER SUITE

Fully tiled shower cubicle, thermostatically controlled shower unit, semi pedestal wash hand basin, low flush w.c, tiling, ceramic tiled floor, wooden double glazed window.

## OUTSIDE

Pillars / double gates to front, private, mature rear gardens with lawns, flagging and fencing. Feature storage.



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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. 18425845**

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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