

ULSTER PROPERTY SALES

UPS

ANDERSONSTOWN BRANCH

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Antrim, BT11 9BY

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NETWORK STRENGTH - LOCAL KNOWLEDGE



17 LADYBROOK AVENUE,
FINAGHY ROAD NORTH,

OFFERS OVER £224,950

A most attractive semi-detached home ideally placed with extensive, well-maintained gardens that offer plenty of opportunity to extend the existing home subject to normal consent, and the property is ideally located within this established and much desirable Ladybrook location just off Finaghy Road North in proximity to lots of nearby schools, shops, and transport links, to include the Glider service and Finaghy Railway Station, which operates a regular service in both directions.

This beautiful home offers well-appointed, bright, and airy accommodation throughout and is offered for sale chain-free and boasts proximity to an abundance of amenities in Andersonstown along with state-of-the-art leisure facilities, cafes, restaurants, and beautiful parklands—the appealing accommodation is briefly outlined below.

Two good-sized bedrooms on the first floor, both with built-in robes.

On the ground floor there is a spacious and welcoming entrance hall with access to a sizeable living room that has an attractive fireplace with an open fire feature, and there is a modern shower room just off the hallway as well as access to an eye-catching fitted kitchen that is superbly open plan to a large entertaining space, which has views over the well-maintained large mature gardens.

Other qualities include gas-fired central heating and uPVC double glazing, as well as off-road car parking leading to a detached garage and, of course, the extensive, notable, well-maintained grounds.

The Upper Lisburn Road is also within easy reach, as are Lisburn, arterial routes, the wider motorway network, and much more—this home offers lots of curb appeal in an area that is in constant demand and rarely presents itself. We have no hesitation in recommending an early viewing for this very special purchase!



Key Features

- Magnificent semi-detached home ideally placed with extensive, well-maintained grounds that offer plenty of scope to extend within this very desirable and established residential location.
- Two good-sized bedrooms at first-floor level.
- Sizeable living room with an attractive fireplace and open fire.
- Luxury fitted kitchen open plan to an eye-catching dining and entertaining space with views over the mature rear gardens.
- Modern shower room on ground floor.
- A most spacious, bright, airy and welcoming entrance hall.
- Gas fired central heating / Upvc double glazing.
- Off-road car parking / detached garage / notable extensive and well-maintained grounds.
- Ideally placed close to Finaghy railway station, with excellent transport links along with the Clider service, arterial routes and the motorway network.
- An abundance of amenities in Andersonstown are easily accessible, including cafes, restaurants and state-of-the-art leisure facilities, plus much more - view early!



GROUND FLOOR

uPVC double-glazed front door to a most spacious and welcoming entrance hall, laminated wood-effect floor, and corning.

LIVING ROOM

13'3 11'10

Laminated wood-effect floor, attractive fireplace, and corning.

LUXURY KITCHEN / DINING AREA

24'3 10'1

Range of high- and low-level units, single-drainer stainless steel sink unit, built-in hob and under-oven, extractor canopy, open plan to sizeable dining/entertaining area, spotlights, and UPVC double-glazed back door.

MODERN SHOWER ROOM

Large shower cubicle, wall-hung wash hand basin with storage unit, chrome-effect sanitary ware, chrome-effect towel warmer, PVC panelled walls, PVC stripped ceiling.

FIRST FLOOR

BEDROOM 1

12'8 11'6

Built-in robes, laminated wood effect floor.

BEDROOM 2

10'1 9'0

Laminated wood effect floor, built-in mirrored slide robes.

OUTSIDE

Off road car-parking, well-maintained, low-maintenance front garden. Extensive, well-maintained rear gardens, outdoor tap.

DETACHED GARAGE

17'5 9'4

Up-and-over door, pedestrian door, light and power, Worcester gas boiler.





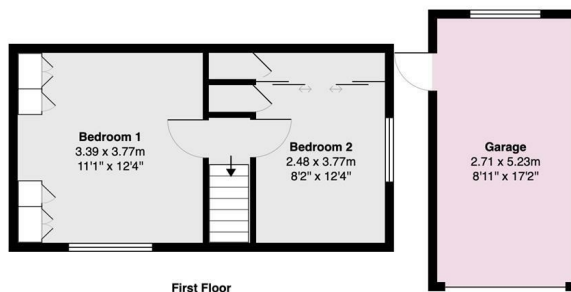
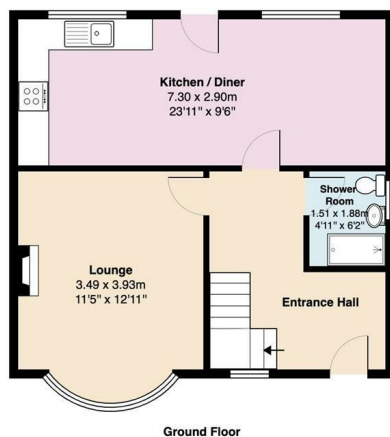






17 Ladybrook Avenue, BELFAST, BT11 9EY

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Total Area: 79.4 m² ... 855 ft² (excluding garage)
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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	60	74
	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

ANDERSONSTOWN
028 9060 5200

BALLYHACKAMORE
028 9047 1515

BALLYNAHINCH
028 9756 1155

BANGOR
028 9127 1185

CARRICKFERGUS
028 9336 5986

CAVEHILL
028 9072 9270

DONAGHADEE
028 9188 8000

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028 4461 4101

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028 9064 1264

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028 9083 3295

MALONE
028 9066 1929

NEWTOWNARDS
028 9181 1444

RENTAL DIVISION
028 9070 1000



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