



111 MONAGH ROAD, BELFAST, BT11 8EG



A unique opportunity to purchase this beautiful mid-terrace home that is superbly placed tucked away within this small cul-de-sac setting just off the established and highly sought-after Monagh Road – benefitting from tremendous doorstep convenience to include accessibility to lots of schools, shops and transport links along with an abundance of amenities in Andersonstown, including state-of-the-art leisure facilities, arterial routes and the wider motorway network, to name a few!

The property is beautifully presented throughout and leaves the lucky new owners with little to do but simply add their furniture; the well-appointed living space is briefly outlined below.

Three good-sized bedrooms at first-floor level (stairs, landing and all bedrooms with newly laid carpet)

On the ground floor there is a welcoming entrance hall and a bright and airy living room that has a bay window. There is a modern white bathroom suite also on the ground floor as well as a fitted kitchen/dining space.

Other qualities include gas-fired central heating and UPVC double glazing together with an enclosed, low-maintenance rear garden that has beautiful views of Black Mountain.

This property is also offered for sale chain-free, and 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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
Northern Ireland EU Directive 2002/91/EC		

OFFERS AROUND £149,950

Key Features

- Superbly placed, tucked away in this small cul-de-sac setting within this hugely popular residential location that enjoys tremendous doorstep convenience.
- Bright and airy living with a bay window.
- Luxury fitted kitchen open plan to dining space.
- Enclosed low-maintenance rear garden with beautiful views towards Black Mountain.
- An abundance of amenities in Andersonstown are easily accessible, along with cafes, restaurants, state-of-the-art leisure facilities and beautiful parklands, to name a few.
- Three bedrooms – all bedrooms, including stairs and landing, have newly laid carpets.
- Modern downstairs bathroom suite.
- Gas-fired central heating / uPVC double glazing.
- Close to lots of schools, shops and transport links, along with accessibility to the Glider service, arterial routes and the wider motorway network.
- Offered for sale chain-free, we strongly encourage viewing to avoid disappointment!





GROUND FLOOR

Entrance canopy with spotlights.
Upvc double glazed front door to;

ENTRANCE HALL

Tiled floor.

LIVING ROOM

13'9 x 11'7

Bay window, tiled floor, wood
panelling, centre rose.

KITCHEN / DINING AREA

12'9 x 10'8

Range of high and low level units,
single drainer stainless steel sink
unit, built-in hob and underoven,
extractor fan, partially tiled walls
and floor, Upvc double glazed back
door.

WHITE BATHROOM SUITE

Bath, telephone hand shower, low
flush w.c, pedestal wash hand
basin, towel warmer, tiled floor, tiled
walls.

FIRST FLOOR

BEDROOM 1

14'10 x 9'0

Built-in robes.

BEDROOM 2

1'3 x 8'2

BEDROOM 3

8'7 x 8'10

OUTSIDE

Enclosed, low maintenance rear
garden, attractive views of Black
Mountain, outdoor tap, wall, railings
pillars and pedestrian gate, front
garden.

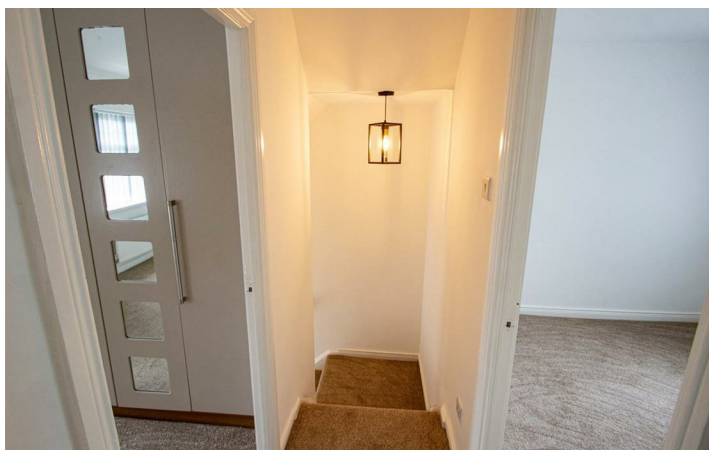
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Questions you may have.

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. 18436216

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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