



9 KERRYKEEL GARDENS, LENADOON, BELFAST, BT11 9HR



A remarkable mid-terrace home ideally positioned within this highly sought-after residential location that enjoys tremendous doorstep convenience to include lots of schools, shops, and transport links along with the Glider service on Stewartstown Road and the motorway network, to name a few!

The property benefits from a higher-than-average energy rating (EPC C-76), is adjacent to Colinglen, Ireland's leading adventure park, offers well-appointed living space extending to around 730 sq ft, and is briefly outlined below.

Three bedrooms: bedroom 2 with built-in robes and a white bathroom suite with beautiful tiling. There is also access to the roof space via a pull-down ladder on the landing, which provides storage with a light. This completes the upper floor.

On the ground floor, there is an entrance hall leading to a bright and airy living room with a beautiful tiled floor and bay window. It is open plan to a luxury fitted kitchen and dining area.

The gas-fired central heating system and Upvc double glazing, together with off-road car parking and a privately enclosed, low-maintenance rear garden with storage facility, all add further to the appeal of this beautiful home.

We strongly encourage viewing to avoid disappointment.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	76	78
(55-68)	D		
(39-54)	E		
(29-38)	F		
(1-28)	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

OFFERS AROUND £154,950

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Key Features

- Extraordinary terrace home superbly placed within this highly sought-after residential location that continues to soar in demand!
- Bright and airy living room with bay window.
- White bathroom suite on first-floor with beautiful tiling.
- Pull-down ladder from landing providing access to the roof-space, floored for storage with a light.
- Close to lots of schools, shops and transport links along with the Glider service on the Stewartstown Road.
- Three good-sized bedrooms.
- Luxury fitted kitchen open plan to dining / entertaining area.
- Gas-fired central heating / Upvc double glazing / Higher-than-average energy rating (EPC C-76)
- Off road car-parking and privately enclosed rear garden with storage facility.
- Lots of nearby amenities including state-of-the-art leisure facilities and much more!





GROUND FLOOR

Upvc double glazed front door to:

ENTRANCE HALL

Beautiful tiled floor.

LIVING ROOM

Beautiful tiled floor, bay window, open plan to:

LUXURY KITCHEN / DINING AREA

Range of low level units, single drainer stainless steel sink unit, stainless steel extractor fan, built-in hob and underoven, integrated fridge/freezer, integrated washing machine, beautiful tiled floor, open plan to dining space, vertical radiator.

FIRST FLOOR

LANDING

Pull down ladder to:

BEDROOM 1

BEDROOM 2

Excellent range of built-in slide robes.

BEDROOM 3

Built-in robes.

WHITE BATHROOM SUITE

Bath, thermostatically controlled shower unit, low flush w.c, wash hand basin and storage unit, chrome effect sanitary ware, chrome effect towel warmer, beautiful tiled walls.

ROOFSPACE

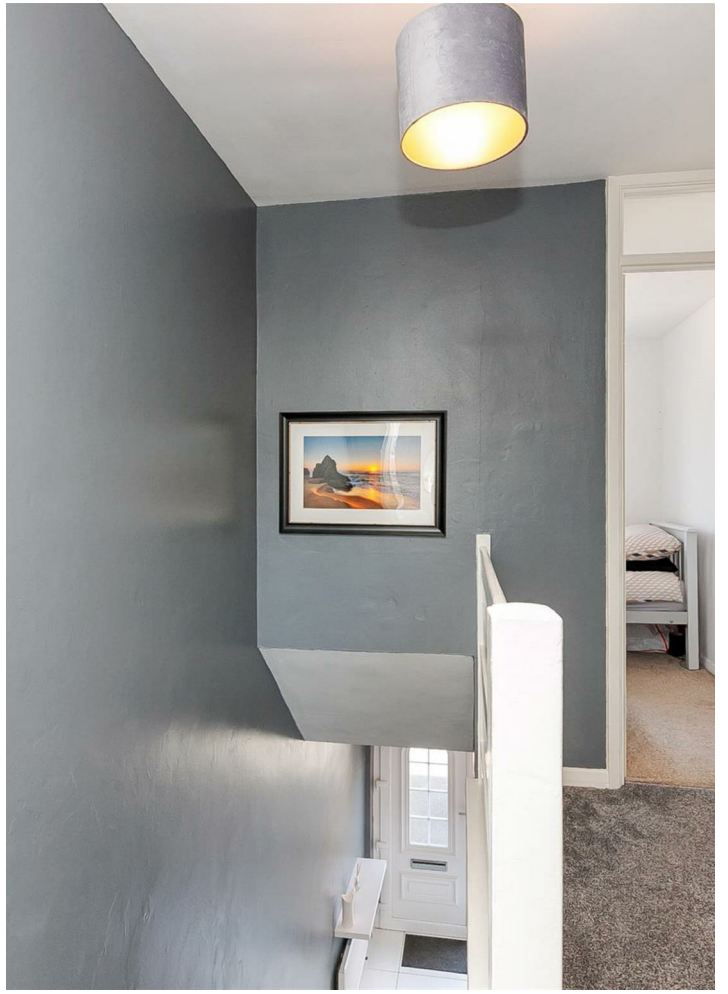
Floored for storage, light.

OUTSIDE

Enclosed, low maintenance rear garden, storage facility, outdoor tap, off road carparking.

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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. 18110107

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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