



## 59 RAMOAN DRIVE, ANDERSONSTOWN, BELFAST, BT11

### 8LH

A comfortable, well maintained, substantial mid town house that enjoys a superior elevated position within this established, tree lined cul de sac. Four exceptional double bedrooms and one generous reception room. Fitted kitchen open to a casual dining area. Luxury white shower suite. Oil fired central heating system. Private, landscaped, secure rear gardens. Good presentation throughout. Fantastic doorstep convenience within easy walking distance of leading schools / shops / transport links / tremendous first time buy opportunity. Well worth a visit. Chain free.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(91-95)	B		
(81-90)	C		
(69-80)	D		
(55-68)	E		
(49-54)	F		
(35-48)	G		
Not energy efficient - higher running costs			
		57	28

Northern Ireland EU Directive 2002/91/EC

OFFERS AROUND £154,950

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### Key Features

- Comfortable, well maintained mid townhouse.
- One generous reception room.
- Luxury white shower suite.
- Private, landscaped extensive rear gardens.
- Tremendous first time buy.
- Four exceptional bright double bedrooms.
- Fitted kitchen open to a casual dining area.
- Oil fired central heating system.
- Good presentation throughout.
- Well worth a visit / Chain Free.



UPS



## GROUND FLOOR

### ENTRANCE HALL

Wooden effect strip floor.

### LOUNGE

14'5 x 13'5

Mahogany fireplace with marble inset and hearth, wooden effect strip floor, bay window, double doors to;

### KITCHEN / DINING AREA

15'9 x 8'3

Range of high and low level units, formica work surfaces, 4 ring gas hob,, underoven, overhead extractor hood, wooden effect strip floor, plumbed for washing machine.

### REAR HALL / STORAGE

## FIRST FLOOR

### BEDROOM 1

11'1 x 10'1

### BEDROOM 2

12'1 x 8'4

### BEDROOM 3

12'6 x 9'8

### BEDROOM 4

16'2 x 9'8

### SHOWER ROOM

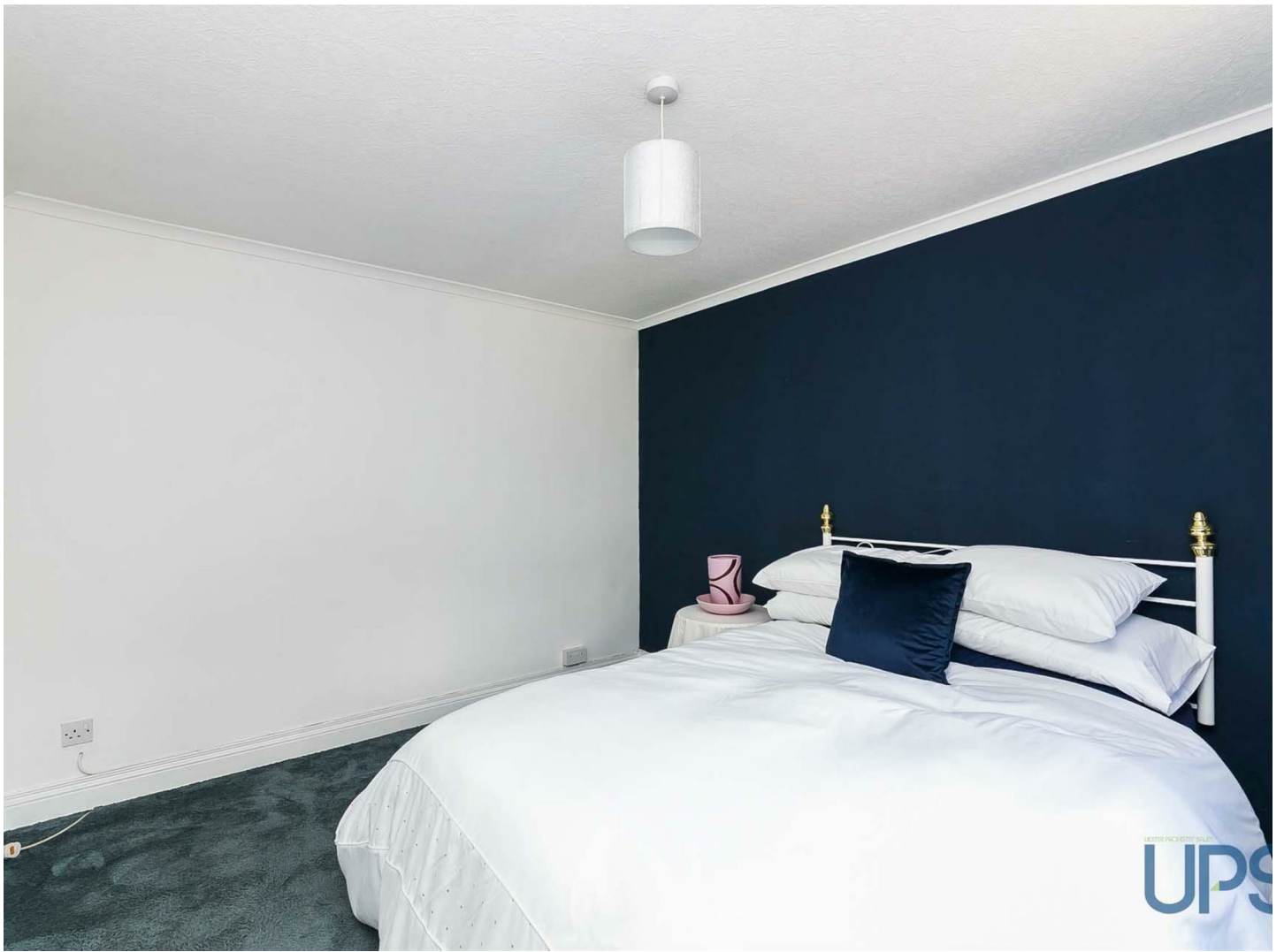
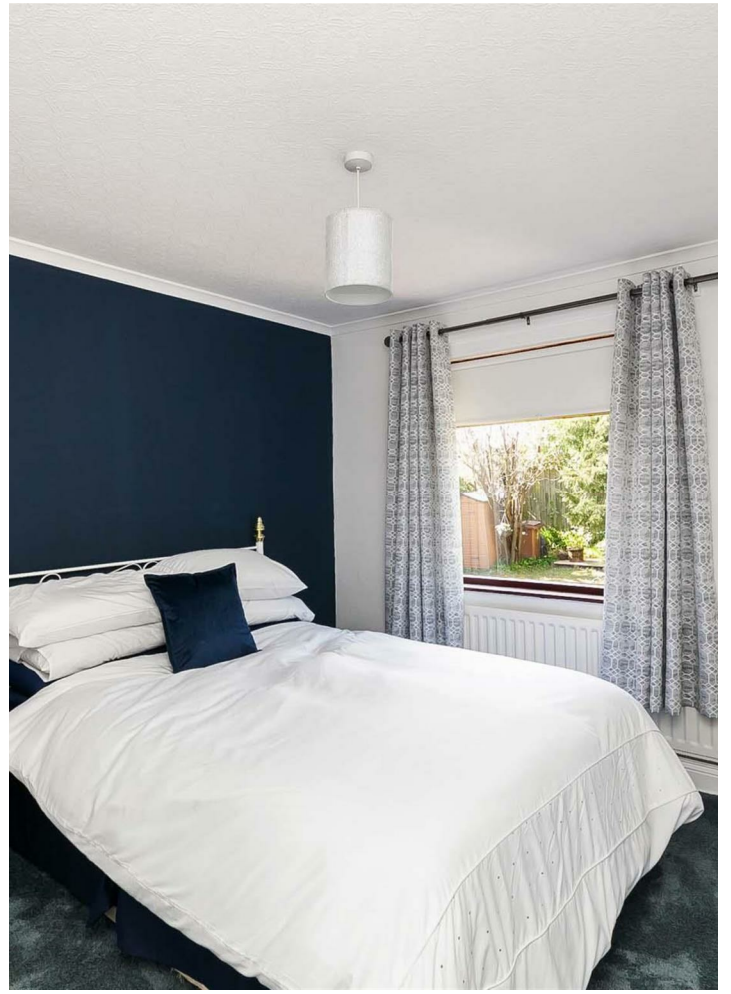
Shower cubicle, electric shower unit, wash hand basin, low flush w.c, pvc wall covering, downlighters.

### OUTSIDE

Housed oil fired boiler, pvc tank, Extensive private well maintained gardens with neat lawns and planting. Walled to front.

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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. 18027641**

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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