

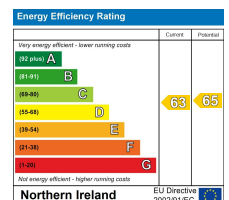
## 39C RAMOAN GARDENS, ANDERSONSTOWN, BELFAST, BT11

8LL

Offered for sale chain-free, this outstanding first-floor apartment that shares access with only one other apartment boasts well-appointed living space within the heart of Andersonstown, benefiting from tremendous doorstep convenience to include a short walk to lots of schooling, shops, and transport links, along with accessibility to the Glider service and an abundance of amenities within Andersonstown, including state-of-the-art leisure facilities and so much more!

With easy-to-manage living, we have no hesitation in recommending this beautiful top-floor apartment, and the accommodation, which extends to around 511 sq ft, briefly comprises one good-sized bedroom with built-in robes and a bright and airy living room with access to a separate fitted kitchen. In addition, a white bathroom suite and access to a communal rear yard that has a handy storage facility with light and power all add further to the appeal of this superb purchase.

Gas-fired central heating and Upvc double glazing, together with proximity to arterial links and the wider motorway network, as well as an easy commute to the city centre, to name a few, we have no hesitation in recommending viewing early.



OFFERS AROUND £84,950

## 39C RAMOAN GARDENS, ANDERSONSTOWN, BELFAST, BT11 8LL

### Key Features

- Outstanding first-floor apartment superbly placed within the heart of Andersonstown, enjoying tremendous doorstep convenience!
- One good-sized bedroom with built-in robes.
- Separate fitted kitchen.
- Gas fired central heating / Upvc double glazing.
- Offered for sale chain-free and ready for the lucky new owner to simply add their furniture.
- Andersonstown is close to lots of schools, shops, and transport links, along with the Glider service and an abundance of amenities, including state-of-the-art leisure facilities.
- Bright and airy living room.
- White bathroom suite.
- Communal rear yard with access to a storage facility that has light and power.
- Easy to manage living within this highly sought-after residential location and we have no hesitation in recommending this first-floor apartment.





## GROUND FLOOR

Intercom door entry system.

## COMMUNAL ENTRANCE HALL

Stairs to:

## APARTMENT ENTRANCE

Upvc double glazed front door to:

## ENTRANCE HALL

To:

## BEDROOM

13'1 x 8'10

Built-in robes.

## WHITE BATHROOM SUITE

Bath, electric shower unit, low flush w.c, wash hand basin, partially tiled walls, spotlights, extractor fan.

## LIVING ROOM

12'1 x 12'0

## KITCHEN

Range of high and low level units, single drainer stainless steel sink unit, spotlights, storage cupboard housing gas boiler.

## OUTSIDE

Communal garden / yard, storage with light and power.

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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. 17965407**

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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