



177 STEWARTSTOWN ROAD, BELFAST, BT17 0HL

An extremely rare opportunity to purchase this substantial detached property that is offered for sale for the first time since construction. It commands this prominent, slightly elevated position fronting onto the established and hugely popular Stewartstown Road and lends itself to a range of usages subject to normal consent while offering superb doorstep convenience, including a short walk to excellent transport links along with the Glider service and proximity to lots of schools and shops, to name a few.

Generous and flexible accommodation that extends to around an impressive 2204 sq ft together with the possibility of converting a downstairs self-contained annex (subject to consent) that would benefit from its own separate access, and therefore this extraordinary opportunity must be seen to be fully appreciated, and the accommodation is briefly outlined below.

Four double bedrooms and a white bathroom suite with a separate shower cubicle complete the upper floor.

On the ground floor, there are feature double doors leading to a spacious and welcoming entrance hall, as well as three reception rooms, including a family room with double doors leading to the private gardens. In addition, a separate fitted kitchen adds further to the appeal of this wonderful opportunity.

There is access on the ground floor to further accommodation that was previously used as dental surgery and offers an exciting opportunity to be converted to self-contained living or commercial interest, such as offices, subject to consent.

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	25	
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

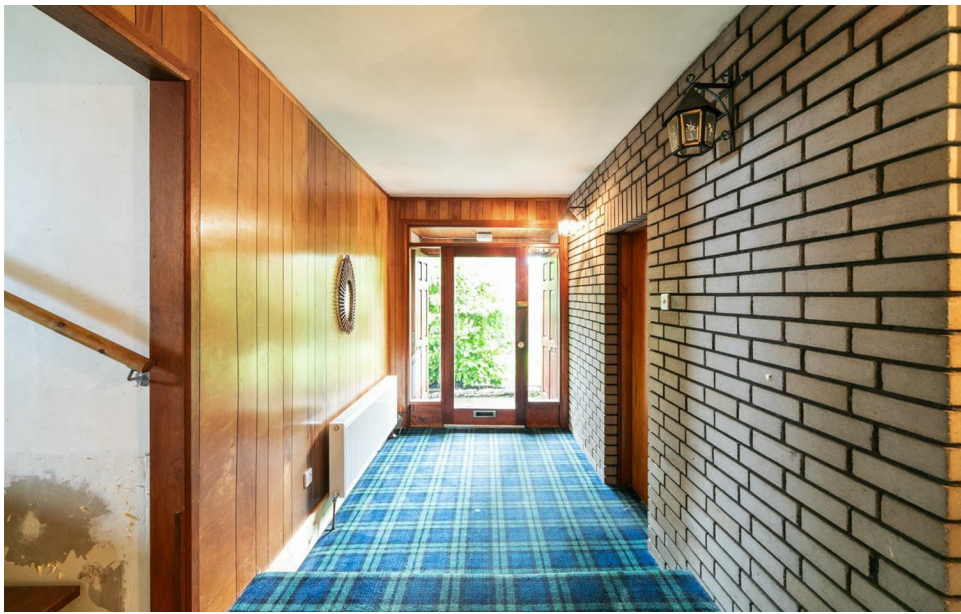
OFFERS OVER £239,950

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Key Features

- A substantial detached residence extending to around 2204 sq ft is offered for sale for the first time and commands this superior private setting just off Stewartstown Road.
- Three reception rooms.
- Access on the ground floor to further accommodation previously used as a dental surgery could be converted to a self-contained living or commercial interest (subject to normal consent).
- Bathroom suite with separate shower cubicle.
- Chain-free and close arterial routes, and both Belfast and Lisburn as well as the motorway network.
- Four double bedrooms.
- Fitted kitchen.
- Oil fired central heating / Part Double glazing.
- Generous site with plenty of off road car-parking and gardens.
- Exceptional potential and viewing comes strongly recommended.





GROUND FLOOR

Feature double doors to;

ENTRANCE PORCH

Hardwood glass panelled inner door to;

SPACIOUS ENTRANCE HALL

LIVING ROOM

19'1 x 13'7
Access to;

DINING ROOM

11'9 x 7'10
Double doors to;

LOUNGE

14'11 x 10'7

KITCHEN

11'3 x 13'7
Range of high and low level units, single drainer stainless steel 1 1/2 bowl sink unit, built-in oven, beautiful tiled floor, Upvc double glazed back door.

FIRST FLOOR

BEDROOM 1

11'7 x 11'1
Cornicing.

BEDROOM 2

10'5 x 13'7
Laminated wood effect floor.

BEDROOM 3

11'7 x 13'2
Laminated wood effect floor.

BEDROOM 4

10'5 x 14'2

WHITE BATHROOM SUITE

Bath, separate shower cubicle, pedestal wash hand basin, spotlights, tiled walls and floor.

POSSIBLE SELF CONTAINED ANNEX (Ground floor)

Own separate access.

ROOM 1

10'9 x 20'3

ROOM 2

9'11 x 14'2

ROOM 3

16'10 x 5'5

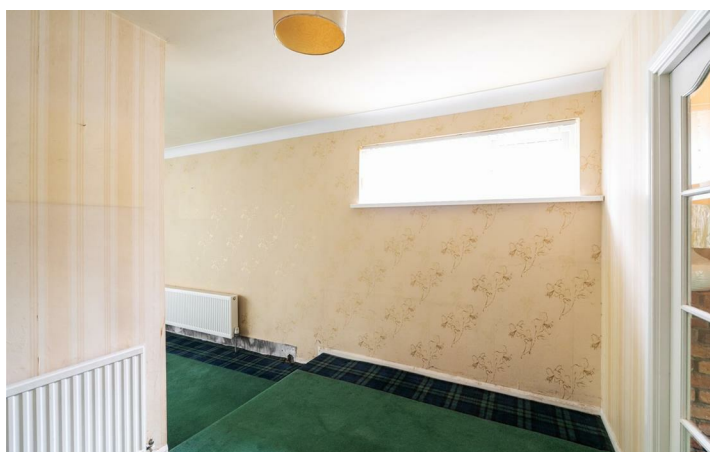
DOWNSTAIRS W.C.

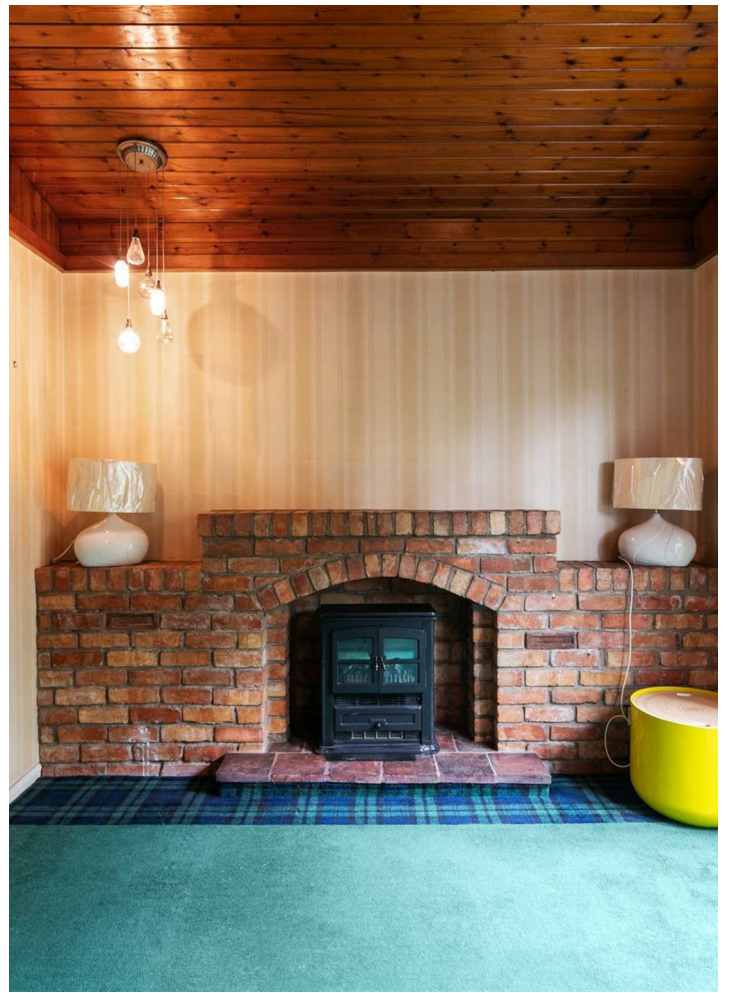
Low flush w.c., wash hand basin.

OUTSIDE

Feature wall, pillars and gates to entrance, ample off road carparking, large, mature front and rear gardens.

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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. 18035827

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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