ULSTER PROPERTY SALES
UPS
ANDERSONSTOWN BRANCH
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NETWORK STRENGTH – LOCAL KNOWLEDGE

10 CULMORE GARDENS, ANDERSONSTOWN,

ASKING PRICE £79,950

Public Notice

Address: 10, Culmore Gardens Andersonstown, Belfast, Antrim, BT11 8NS
We are acting in the sale of the above property and have received an offer of £90,000

Any interested parties must submit their offer in writing to the selling agent within 14 days of the date of this notice. If no further acceptable offers are received during this period, the property will be marked as Sold Subject to Contract and no further offers will be accepted while under this status.

Date of Notice: 22/07/2026

A competitively priced, easy-to-manage chain-free ground floor apartment with its own private front door access. The property comprises one bedroom, a living room, a separate fitted kitchen, and a wet room. Additional benefits include gas-fired central heating and UPVC double glazing.

Ideally located close to a wide range of amenities in Andersonstown, the property is within easy reach of schools, shops, and leisure facilities, as well as excellent transport links including the Glider service, arterial routes, and the wider motorway network.

Early viewing is strongly advised.

Key Features

- A competitively priced, chain-free ground floor apartment with its own private front door access.
- One bedroom.
- Separate fitted kitchen.
- Gas-fired central heating, UPVC double glazing, and a higher-than-average energy rating (EPC C-74).
- Early viewing strongly recommended.
- Superbly located close to a wide range of local schools, shops, and transport links, including the Glider service, arterial routes, and the wider motorway network.
- Living room.
- Wet room.
- Chain free.

ENTRANCE
Own door access - Upvc double glazed front door to entrance, hallway.

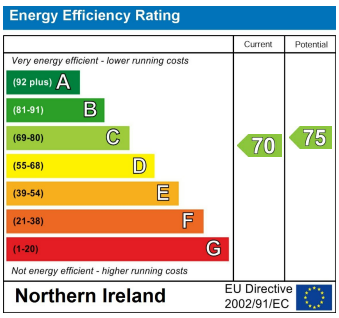
LIVING ROOM
11'11 x 11'3

SEPARATE KITCHEN
15'3 x 9'0
Range of high and low level units, single drainer stainless steel sink unit.

WET ROOM
Thermostatically controlled shower unit, low-flush W.C, wash hand basin.

BEDROOM 1
11'11 x 8'5

OUTSIDE
Enclosed, low-maintenance flagged patio.



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 our mortgage advisor on 028 9060 5200.
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.
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.

As part of our legal obligations under The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, we are required to verify the identity of both the vendor and purchaser in every property transaction.
To meet these requirements, all estate agents must carry out Customer Due Diligence checks on every party involved in the sale or purchase of a property in the UK.
We outsource these checks to a trusted third-party provider. A charge of £20 + VAT per person will apply to cover this service.

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