



3 Ardmonagh Gardens

Belfast, BT11 8DX

Offers over £99,950



Ideally positioned within the established Ardmonagh area of West Belfast, this property enjoys excellent convenience to a range of local amenities. A selection of shops, schools and everyday services are available close by, making the area particularly appealing for families and first-time buyers. The property also benefits from ease of access to public transport links and the wider road network, allowing for straightforward commuting to Belfast city centre and beyond. With Falls Park and local leisure facilities also nearby, this is a convenient and well-connected residential location.

HALLWAY

LIVING ROOM

A bright lounge, featuring a stylish feature fireplace with inset fire and a contemporary tiled surround. The room is further enhanced by attractive feature wallpaper, a decorative ceiling rose and ample space for relaxation and everyday living.

KITCHEN

A fitted kitchen offering a range of high and low level units, complemented by contrasting work surfaces and tiled splashbacks. The kitchen includes an integrated oven and hob, stainless steel sink unit and benefits from natural light through the window. There is also space for a fridge freezer and other appliances.

FIRST FLOOR

BEDROOM 1

BEDROOM 2

BEDROOM 3

BEDROOM 4

BATHROOM

OUTSIDE

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given.

Do you need a mortgage to finance the property? Contact Nest Mortgages on 02893 438092.

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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
Northern Ireland			Northern Ireland		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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