



48 HAMILL STREET, OFF FALLS ROAD, BELFAST, BT12 4AA



A comfortable, well presented and finished, red brick mid town house that enjoys a fantastic City Centre location superbly placed offering tremendous doorstep convenience to all the Shops, Services, and Eateries the City Centre offers, along with Belfast Metropolitan College, excellent transport links, and arterial routes to include the wider motorway network on its doorstep. The property boasts Two good double bedrooms each with an Original Antique Fire surround. One generous reception room. Fitted kitchen. White shower suite with feature Shower enclosure. Upvc double glazed windows. Gas fired central heating system. Feature rear enclosed yard with a utility room / separate storage with Gas Boiler. Good, fresh youthful presentation throughout. Feature floor coverings. Fantastic first time buy or Buy -to - Let Investment. The new multi-million-pound Belfast Transport Hub providing the main gateway to Belfast with rail, bus, and coach connections, as well as all Belfast Hospitals, are all easily accessible. We have no hesitation in recommending an early viewing to avoid disappointment. Chain free / immediate possession.

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		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		69	69
EU Directive 2002/91/EC			

OFFERS AROUND £119,950

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Key Features

- Comfortable well presented and finished red brick mid town house.
- One generous reception room.
- White shower suite with feature Shower cubicle.
- Gas fired central heating system.
- Good, fresh presentation throughout.
- Two good double bright comfortable bedrooms.
- Fitted kitchen.
- Upvc double glazed windows.
- Feature rear enclosed yard with utility room / separate storage.
- Chain free / immediate possession.





GROUND FLOOR

Upvc double glazed entrance door to;

ENTRANCE PORCH / HALL

Wooden effect strip floor.

LOUNGE / LIVING AREA

15'8 x 14'8

Feature fireplace with inset and hearth, wooden effect strip floor.

FITTED KITCHEN

12'5 x 8'6

Range of high and low level units, formica work surfaces, single drainer stainless steel sink unit, 4 ring hob, overhead extractor hood, wooden effect strip floor, shelving, Upvc double glazed back door.

FIRST FLOOR

Feature flooring on landing

LANDING

Wooden effect strip floor.

BEDROOM 1

16'8 x 12'8

Wooden effect strip floor, feature antique, cast iron fireplace.

BEDROOM 2

9'8 x 8'8

Antique cast iron fireplace, wooden effect strip floor.

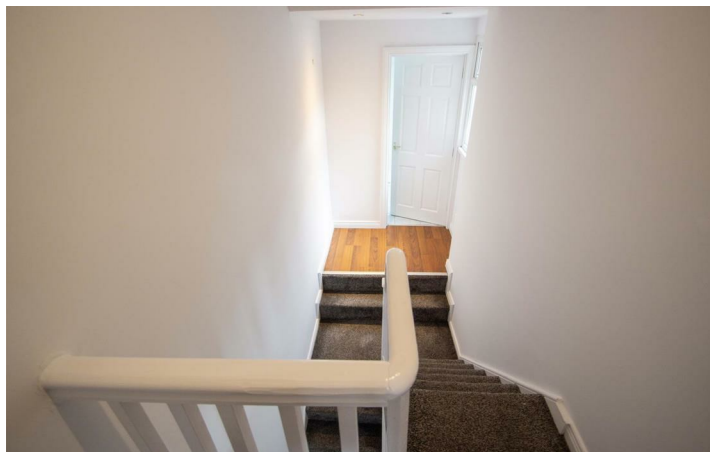
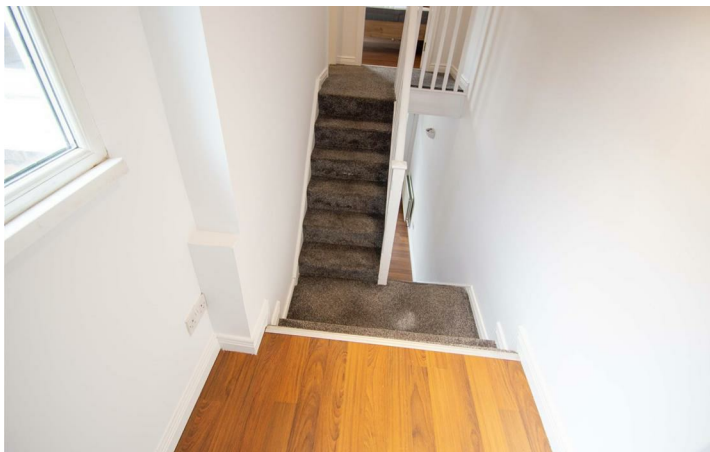
WHITE SHOWER SUITE

Feature Shower enclosure, thermostatically controlled shower unit, low flush w.c, semi pedestal wash hand basin, tiling, chrome heated towel rail.

OUTSIDE

Rear enclosed yard, with feature grass effect roll down lawn, separate built-in cupboard, gas boiler. Utility room plumbed for washing machine.

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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 Patrick 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. 16903133

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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