



9 Jude Street, Falls Road

Offers Around £124,950

A substantial townhouse within this cul de sac location offering every convenience only a short walk away. Four good, well appointed bedrooms. One generous reception room. Fitted kitchen / dining area. White shower suite. Upvc double glazed windows. Oil fired central heating system. Downstairs cloakroom / separate w.c. Further shower facility on 2nd floor. Private and secure paved rear garden. Feature wall, pillars, railings and flagged area enclosed to front. Tremendous doorstep convenience with easy access to City Centre / transport links. Competitively priced first time buy / investment opportunity. Well worth a visit. EPC D58



9 Jude Street, Falls Road

GROUND FLOOR

OPEN ENTRANCE PORCH

To;

ENTRANCE HALL

Built-in cupboard.

LOUNGE

17'4 x 11'9 (5.28m x 3.58m)

Feature fireplace with inset and hearth, bay window.

KITCHEN / DINING AREA

16'3 x 12'3 (4.95m x 3.73m)

Range of high and low level units, formica work surfaces, gas hob, underoven, overhead extractor hood, plumbed for washing machine, feature sink unit, integrated dishwasher, tiling, ceramic tiled floor.

REAR PORCH

Downstairs w.c, wash hand basin.

FIRST FLOOR

BEDROOM 1

12'5 x 11'4 (3.78m x 3.45m)

BEDROOM 2

12'11 x 11'4 (3.94m x 3.45m)

Built-in slide robes, wooden effect strip floor.

SHOWER ROOM

Fully tiled shower cubicle with electric shower unit, wash hand basin, low flush w.c, ceramic tiled floor.

SECOND FLOOR

BEDROOM 3

14'0 x 13'1 (4.27m x 3.99m)

BEDROOM 4


11'8 x 11'6 (3.56m x 3.51m)


SHOWER SUITE

Shower cubicle, low flush w.c.

OUTSIDE

Private and secure to rear, flagged and paved gardens, oil fired boiler and pvc tank, pillars and railings, walled area to front.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) 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			
		58	66
Northern Ireland		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
		1	1
Northern Ireland		EU Directive 2002/91/EC	

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.

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 Tracey Perry on 028 90605200

Your home may be repossessed if you do not keep up repayments on your mortgage.

We DO NOT charge for our mortgage services. However, as independent mortgage advisors we do offer a purely fee based option charging up to 1.5% of the loan amount.

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PLEASE NOTE : TO AVOID ANY CONFUSION, ULSTER PROPERTY SALES DO NOT CHARGE ANY FEES FOR OUR MORTGAGE SERVICES.



NETWORK STRENGTH - LOCAL KNOWLEDGE

ULSTER PROPERTY SALES

UPS

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028 9060 5200
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028 9336 5986

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028 4461 4101

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