



## APT 3 LA SALLE PARK, FALLS ROAD, BELFAST, BT12 6DL



A superior well appointed and maintained first floor duplex Penthouse Apartment with own door access offering exceptional doorstep convenience within this established residential, convenient location off the Falls Road. Two excellent, bright, double bedrooms. One reception room / Lounge / living / dining area. Luxurious fully fitted kitchen. White bathroom suite. Upvc double glazed windows / gas fired central heating system. Separate cloakroom / w.c. Feature secure gated car parking with remote access. Good fresh presentation throughout. Chain free. Well worth an inspection.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(91-95)	B		
(81-90)	C	77	78
(69-80)	D		
(55-68)	E		
(39-54)	F		
(13-38)	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

OFFERS AROUND £124,950

## APT 3 LA SALLE PARK, FALLS ROAD, BELFAST, BT12 6DL

### Key Features

- Superior well appointed and maintained first floor duplex penthouse apartment with own front door access.
- One reception room / Lounge / living / dining area.
- Upvc double glazed windows.
- Separate cloakroom / w.c
- Good, fresh presentation throughout.
- Two excellent bright double bedrooms.
- Luxury fully fitted kitchen / Luxury white bathroom suite.
- Gas fired central heating.
- Feature secure gated car parking with remote access
- Chain free.





## **GROUND FLOOR**

Feature Entrance front door with Intercom. Stairs to;

## **FIRST FLOOR LANDING**

### **LOUNGE / LIVING / DINING AREA**

16'7 x 15'2

Wooden effect strip floor, open to;

### **LUXURY FITTED KITCHEN**

10'8 x 9'8

Range of high and low level units, formica work surfaces, single drainer stainless steel sink unit, integrated dishwasher, fridge, 4 ring gas hob, underoven, overhead extractor hood, downlighters.

### **CLOAKROOM**

Low flush w.c, pedestal wash hand basin, ceramic tiled floor.

### **BEDROOM 1**

17'1 x 12'8

### **BEDROOM 2**

17'8 x 11'4

### **WHITE BATHROOM SUITE**

Panelled bath, telephone hand shower, pedestal wash hand basin, low flush w.c, tiling, ceramic tiled floor, downlighters, velux window.

### **OUTSIDE**

Secure, gated, enclosed car parking with double gates / remote access . Feature wall, railings and paving to front.

**APT 3 LA SALLE PARK, FALLS ROAD, BELFAST, BT12 6DL**









# APT 3 LA SALLE PARK, FALLS ROAD, BELFAST, BT12 6DL



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. 17857458**

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.

ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN  
028 9060 5200

BALLYHACKAMORE  
028 9047 1515

BALLYMENA  
028 2565 7700

BALLYNAHINCH  
028 9756 1155

BANGOR  
028 9127 1185

CARRICKFERGUS  
028 9336 5986

CAUSEWAY COAST  
0800 644 4432

CAVEHILL  
028 9072 9270

DOWNPATRICK  
028 4461 4101

FORESTSIDE  
028 9064 1264

GLENGORMLEY  
028 9083 3295

MALONE  
028 9066 1929

NEWTOWARDS  
028 9181 1444

RENTAL DIVISION  
028 9070 1000



Conor Beirne trading under licence as Ulster Property Sales (Andersonstown)  
©Ulster Property Sales is a Registered Trademark