



## 29 CAVENDISH STREET, FALLS ROAD, BELFAST, BT12 7AU

A sizable mid-terrace home benefiting from a double-storey extension extending to approximately 1080 sq ft and offered for sale chain-free, this large mid-terrace home with accommodation spread over three storeys enjoys tremendous doorstep convenience to include a short walk to the Royal Victoria Hospital and excellent transport links along with the Glider service and proximity to St. Mary's University College, the city centre, and all the abundance of amenities on the nearby Falls and Springfield Roads, to name a few.

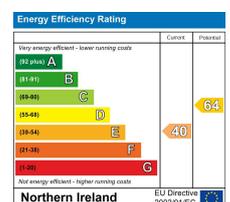
A convenient location that is in constant demand, we strongly recommend viewing early, and the superb accommodation briefly comprises.

Four bedrooms and a shower room complete the upper-floor living.

On the ground floor, there is a spacious and welcoming entrance hall and a sizable living room with an open dining area, as well as an extended fitted kitchen, which completes the ground floor accommodation.

An oil-fired central heating system and partial double glazing, together with this fantastic location close to lots of schools, shops, and amenities, all add further to the appeal of this wonderful home.

The wider motorway network is within easy reach, as are arterial links and all the facilities on Boucher Road, together with all the services in Andersonstown, including

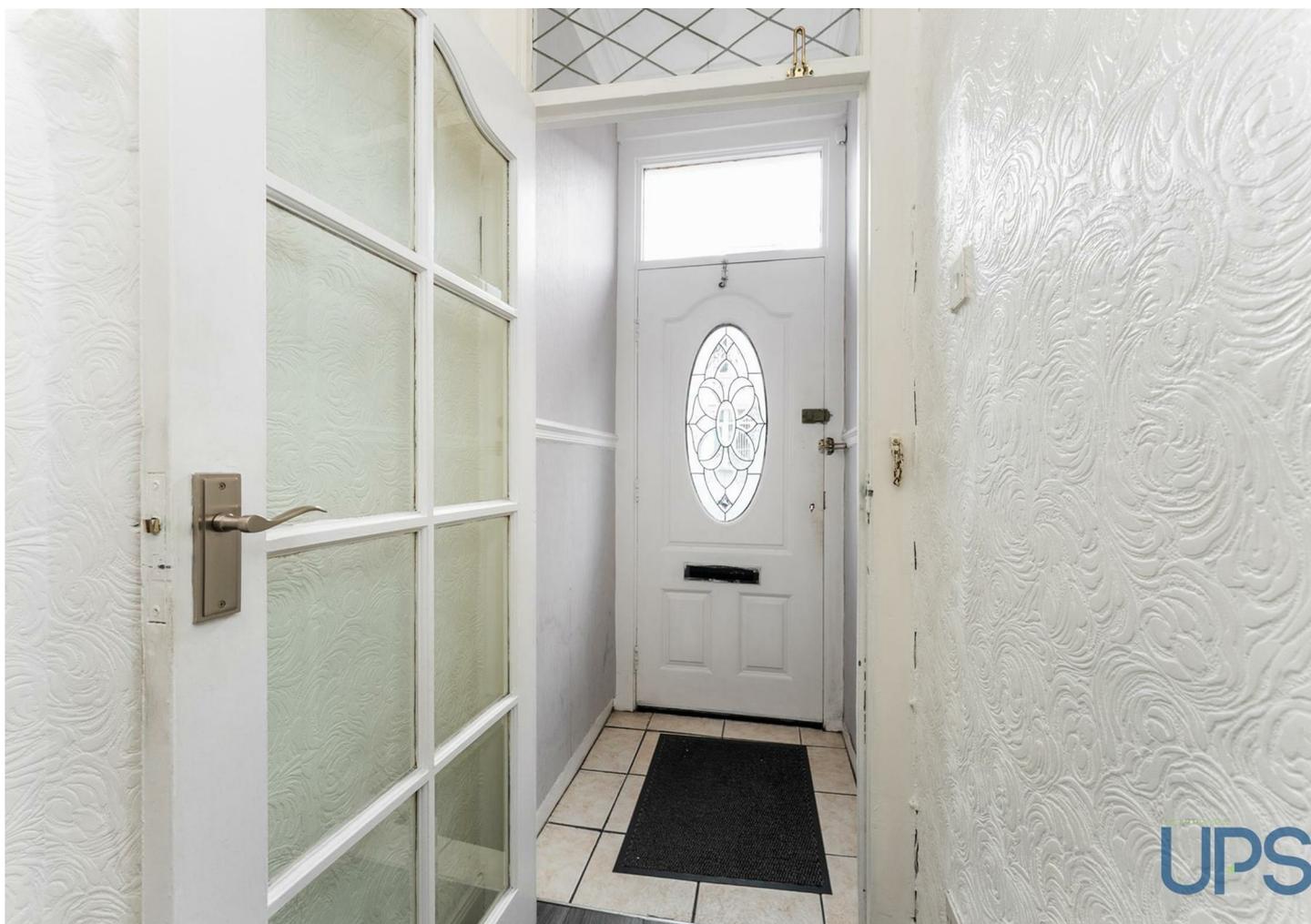


OFFERS AROUND £119,950

## 29 CAVENDISH STREET, FALLS ROAD, BELFAST, BT12 7AU

### Key Features

- Sizeable mid terrace home with tremendous doorstep convenience to include a short walk to the Royal Victoria Hospital and excellent transport links along with the Glider service!
- Four bedrooms.
- Extended fitted kitchen.
- Oil fired central heating system. Partial double glazing.
- Europa Buscentre and Great Victoria Street rail stations, soon to be replaced by the new multi-million-pound Belfast Transport Hub providing the main gateway to Belfast with rail, bus, and coach connections is easily accessible.
- Double storey extension, and well-appointed living extending to around 1000sq ft and enjoys ease of access to the city centre and wider motorway network.
- Sizeable living room with an open dining area.
- Shower room on first floor.
- Offered for sale chain free and benefits from all of the abundance of amenities on the nearby Falls and Springfield Roads as well as leisure facilities and parklands.
- Viewing strongly recommended.





## GROUND FLOOR

Hardwood glass panelled front door to;

### ENTRANCE PORCH

Hardwood glass panelled inner door to;

### SPACIOUS ENTRANCE HALL

Cornicing, wooden effect strip floor.

### LIVING ROOM / DINING SPACE

20'7 x 9'8  
Wooden effect strip floor, open plan to dining space.

### EXTENDED KITCHEN

15'4 x 6'1  
Range of high and low level units, single drainer stainless steel 1 1/2 bowl sink unit.

## FIRST FLOOR

### LANDING

Hotpress / shelved storage.

### SHOWER ROOM

Shower cubicle, electric shower unit, low flush w.c, wash hand basin and storage cupboard, extractor fan, pvc panelled walls and ceiling.

### BEDROOM 1

12'8 x 9'5  
Dual windows.

### BEDROOM 2

10'4 x 8'3  
Stairs to;

## SECOND FLOOR

### BEDROOM 3

10'3 x 7'9

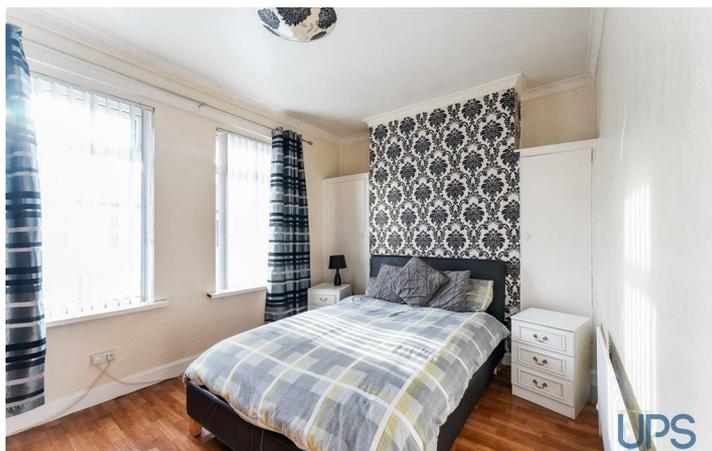
### BEDROOM 4

12'2 x 9'5  
Velux type window.

### OUTSIDE

Enclosed rear yard, outside tap.

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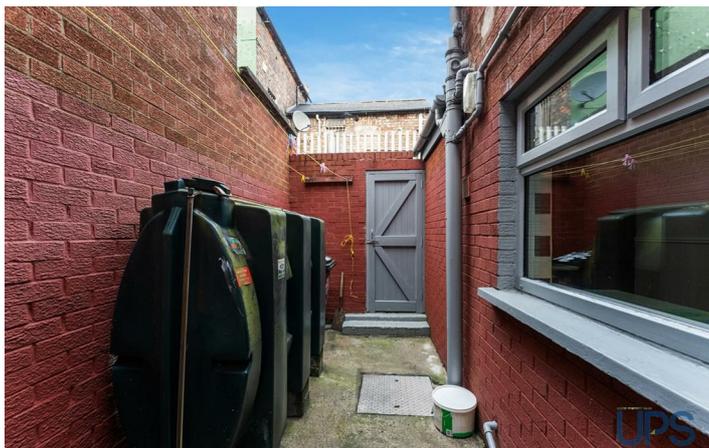








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Questions you may have.

**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 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. 17900825**

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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