



67 ROCKMORE ROAD, FALLS ROAD, BELFAST, BT12 7PD



A competitively priced attractive red brick end-of-terrace home superbly placed tucked away in this cul de sac setting that benefits from tremendous doorstep convenience to include a short walk to excellent transport links along with the Glider service, lots of shops and schooling, as well as accessibility to the city centre, wider motorway network, and the Royal Victoria Hospital, to name a few.

Two bedrooms at first floor level, both with newly fitted carpets.

On the ground floor, there is a comfortable living room and a fitted kitchen with an open plan to the dining space, as well as a downstairs white bathroom suite.

A privately enclosed rear yard and oil-fired central heating, together with Upvc double glazing, all add further to the appeal of this chain-free home well placed in this extremely popular location.

All the abundance of amenities on the nearby Falls Road as well as Boucher Road and all the services in Andersonstown are easily accessible, along with state-of-the-art leisure facilities and beautiful parklands, to name a few.

Viewing is strongly recommended.

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(43-54) E		
(31-42) F		
(1-30) G		
Not energy efficient - higher running costs		
	53	58
Northern Ireland EU Directive 2002/91/EC		

OFFERS AROUND £104,950

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Key Features

- Competitively priced, red brick end terrace home superbly located in this highly sought-after cul de sac location that benefits from tremendous doorstep convenience.
- Comfortable living room.
- Downstairs white bathroom suite.
- Oil fired central heating. Upvc double glazing.
- Offered for sale chain-free and ease of access to the city centre and all of the abundance of amenities in Andersonstown and Boucher Road including state-of-the-art leisure facilities.
- Two bedrooms at first floor level both with newly fitted carpets.
- Fitted kitchen open plan to dining space.
- Privately enclosed rear yard.
- Short walk to excellent transport links along with the Glider service and all of the abundance of amenities on the Falls Road including proximity to the wider motorway network and Royal Victoria Hospital.
- Fantastic first time buy / investment - viewing strongly recommended for this charming home.





GROUND FLOOR

Upvc double glazed front door to;

ENTRANCE PORCH

Hardwood glass panelled inner door to;

LIVING ROOM

12'9 x 12'3

Wooden effect strip floor, storage understairs.

KITCHEN / DINING AREA

Range of high and low level units, single drainer stainless steel sink unit, breakfast bar.

WHITE BATHROOM SUITE

Bath, shower unit, low flush w.c, pedestal wash hand basin, chrome effect sanitary ware, tiled floor, extractor fan.

FIRST FLOOR

BEDROOM 1

BEDROOM 2

OUTSIDE

Enclosed rear yard.

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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. 17902314

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

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