



11 RODNEY PARADE, BELFAST, BT12 6EE

A superb opportunity to purchase this mid-terrace home that enjoys tremendous doorstep convenience to include a short walk to the Park Centre with its many shops and services, as well as The Royal Victoria Hospital, and the wider motorway network on its doorstep, along with proximity to the city centre, Boucher Road, and all of the abundance of amenities in Andersonstown, as well as St. Mary's University College and much more!

This is a popular location that is in constant demand, and we have no hesitation in recommending viewing. The accommodation briefly comprises three bedrooms, one reception room, and a kitchen with a downstairs bathroom suite.

In addition, gas-fired central heating and Upvc double glazing, together with a privately enclosed rear yard, add further to the appeal of this attractive home that benefits from tremendous doorstep convenience.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(91-101)	B		
(81-90)	C		
(69-80)	D	67	67
(55-68)	E		
(39-54)	F		
(21-38)	G		
Not energy efficient - higher running costs			

Northern Ireland EU Directive 2002/91/EC

OFFERS OVER £89,950

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Key Features

- Mid terrace home that enjoys tremendous doorstep convenience to include a short walk to the Park Centre, and Royal Victoria Hospital.
- Three bedrooms.
- Kitchen.
- Upvc double glazing / Gas fired central heating.
- Chain free and close to an abundance of amenities on the nearby Falls and Andersonstown Roads.
- The wider motorway network is on its doorstep and St. Mary's University College is easily accessible together with the city centre and Boucher Road.
- One reception room.
- Downstairs bathroom suite.
- Enclosed rear yard.
- Early viewing encouraged.

GROUND FLOOR

Hardwood glass panelled front door to;

LIVING ROOM

12'1 x 11'0

To;

KITCHEN

Range of high and low level units, single drainer stainless steel sink unit, built-in hob and underoven, stainless steel extractor fan.

WHITE BATHROOM SUITE

Bath, thermostatically controlled shower unit, low flush w.c, pedestal wash hand basin, tiled walls and floor.

FIRST FLOOR

BEDROOM 1

11'0 x 9'1

BEDROOM 2

BEDROOM 3

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. 17931324

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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028 9047 1515

BALLYMENA
028 2565 7700

BALLYNAHINCH
028 9756 1155

BANGOR
028 9127 1185

CARRICKFERGUS
028 9336 5986

CAUSEWAY COAST
0800 644 4432

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028 9072 9270

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028 4461 4101

FORESTSIDE
028 9064 1264

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028 9083 3295

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