



35 RODNEY DRIVE, BELFAST, BT12 6DZ



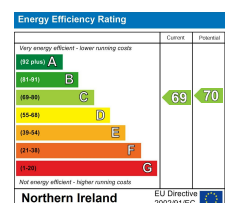
An exciting opportunity to purchase this chain-free, extended, red brick mid-terrace home that benefits from tremendous doorstep convenience to include a short walk to the Park Centre with all its stores and services as well as the Royal Victoria Hospital and an abundance of amenities on the nearby Falls Road, including St. Mary's University College, together with a short commute to the city centre and the wider motorway network on its doorstep!

The property also enjoys accessibility to lots of amenities in Andersonstown, along with state-of-the-art leisure facilities, Boucher Road with its many popular retail parks, and excellent transport links. The extended accommodation extends to around 654 sq ft and briefly comprises three bedrooms at first floor level.

On the ground floor, there is a comfortable living room and an attractive, extended fitted kitchen open plan to a sizeable dining space. In addition, a downstairs white bathroom suite complements the home further.

Gas fired central heating and Upvc double glazing, as well as a higher-than-average energy rating (EPC C-69), all add further to the appeal of this fantastic home that enjoys this highly sought-after residential location.

We strongly recommend viewing to avoid disappointment.



OFFERS AROUND £104,950

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Key Features

- Chain free, extended, red brick mid terrace home superbly placed within this sought-after residential location that enjoys tremendous doorstep convenience.
- Three bedrooms.
- Attractive, extended, fitted kitchen open to dining space.
- Gas fired central heating / Upvc double glazing / Higher-than-average energy rating, EPC C-69.
- Close to leisure facilities, parklands and much more.
- Close to the Royal Victoria Hospital, St. Mary's University College, the city and Boucher Road as well as an abundance of amenities on the nearby Falls/Andersonstown Roads.
- Comfortable living room.
- Downstairs white bathroom suite.
- The wider motorway network is on its doorstep as well as transport links and accessibility to all of Belfast's Hospitals and Belfast Met.
- Fantastic first time buy / Investment - Early viewing recommended.





GROUND FLOOR

Upvc double glazed front door to:

ENTRANCE HALL

Laminated wood effect floor.

LIVING ROOM

12'5 x 10'10

Laminated wood effect floor.

KITCHEN / DINING AREA

14'11 x 13'9

Range of high and low level units, single drainer stainless steel sink unit, plumbed for washing machine, built-in hob and oven, stainless steel extractor fan, partially tiled walls, open plan to dining space.

DOWNSTAIRS WHITE

BATHROOM SUITE

Bath, telephone hand shower, low flush w.c, pedestal wash hand basin, chrome effect towel warmer, partially tiled walls.

FIRST FLOOR

BEDROOM 1

10'10 x 8'10

Built-in robes housing gas boiler.

BEDROOM 2

10'0 x 7'6

Laminated wood effect floor.

BEDROOM 3

7'2 x 6'5

OUTSIDE

Privately enclosed, good sized rear yard / garden, enclosed small front garden.

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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. 17931637

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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