



## 47 ROCKMOUNT STREET, FALLS ROAD, BELFAST, BT12 7PE



An extended mid-terrace home superbly positioned tucked away in this quiet cul de sac position that enjoys tremendous doorstep convenience to include walking distance to excellent transport links along with the glider service, shops, accessibility to lots of schools, and an abundance of amenities in Andersonstown, including state-of-the-art leisure facilities and much more.

The Royal Victoria Hospital, St. Mary's University College, and Belfast Metropolitan College are close by, as are the city centre and wider motorway network within easy reach, and we have no hesitation in recommending this beautiful home within this highly sought-after location. The accommodation is briefly outlined below.

Three bedrooms and a bright and airy living room, together with a good-sized fitted kitchen that is open plan to a dining space and a downstairs modern white bathroom suite, as well as a privately enclosed, good-sized rear yard, add further to the appeal of this chain-free home.

A gas-fired central heating system and Upvc double glazing coupled with this popular location with so many nearby conveniences, including the Kennedy Centre with its many stores and services with Sainsbury's and accessibility to Lidl and Asda, not forgetting Boucher Road with its many popular retail parks and all of Belfast's hospitals, to name a few.

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(46-54) <b>E</b>		
(39-45) <b>F</b>		
(31-38) <b>G</b>		
Not energy efficient - higher running costs		
<b>65</b>	<b>68</b>	
Northern Ireland EU Directive 2002/91/EC		

OFFERS AROUND £114,950

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### Key Features

- Extended mid terrace home superbly located within this small and quiet cul de sac location that is in constant demand and offers tremendous doorstep convenience.
- Bright and airy living room.
- Downstairs modern white bathroom suite.
- Gas fired central heating / Upvc double glazing.
- An abundance of amenities in Andersonstown are close by as well as ease of access to the city centre, St. Mary's University College and Belfast Met to name a few.
- Three bedrooms.
- Good sized fitted kitchen open to dining space.
- Private, enclosed, good sized rear yard.
- Walking distance to excellent transport links along with the Glider service and proximity to the wider motorway network and the Royal Victoria Hospital.
- Chain-free and viewing comes strongly recommended.





## GROUND FLOOR

Upvc double glazed front door to:

### ENTRANCE HALL

Laminated wood effect floor.

### LIVING ROOM

12'4 x 12'3

Laminated wood effect floor, wood strip ceiling.

### KITCHEN

15'3 x 7'2

Range of high and low level units, single drainer stainless steel sink unit, hob and underoven, partially tiled walls, open plan to dining space.

## FIRST FLOOR

### BEDROOM 1

13'10 x 10'7

Laminated wood effect floor, built-in robe, centre rose.

### BEDROOM 2

10'1 x 8'2

Laminated wood effect floor.

### BEDROOM 3

6'8 x 6'5

Laminated wood effect floor.

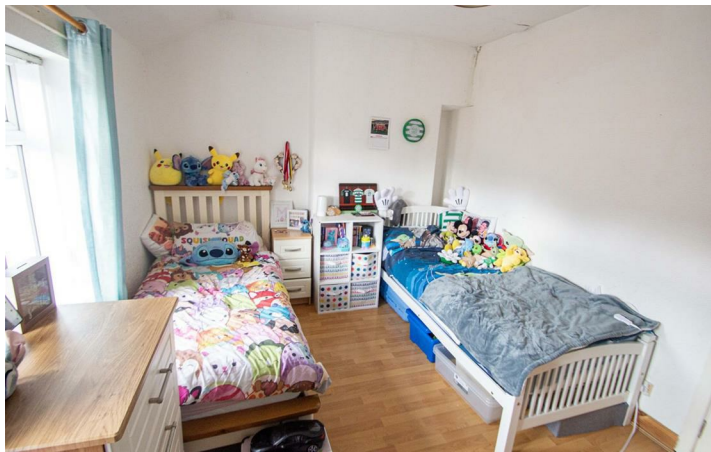
### WHITE BATHROOM SUITE

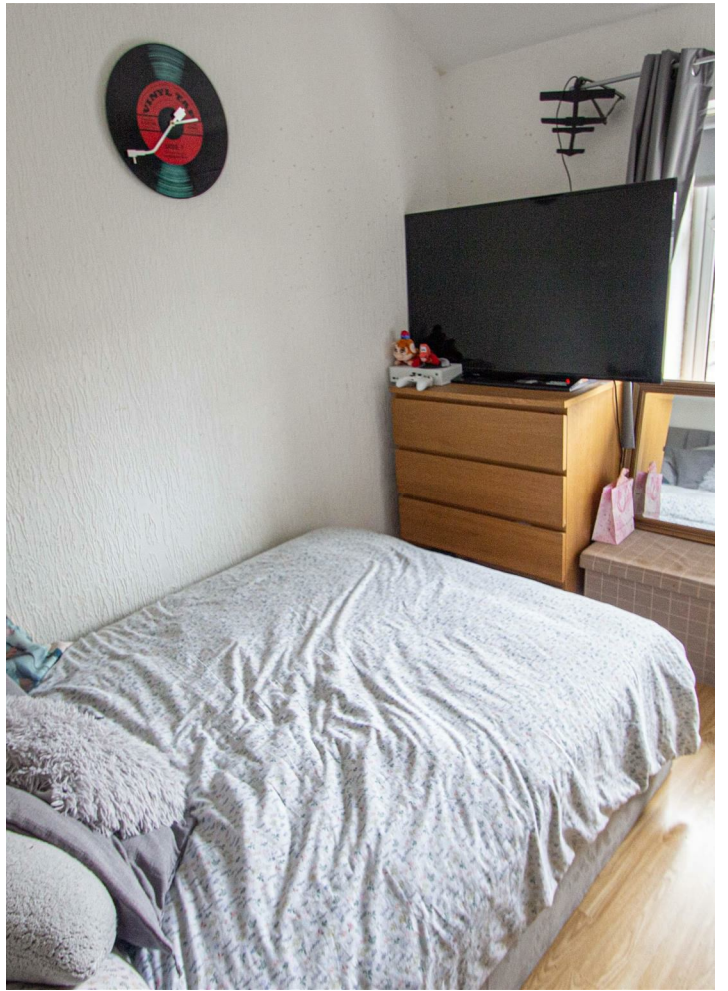
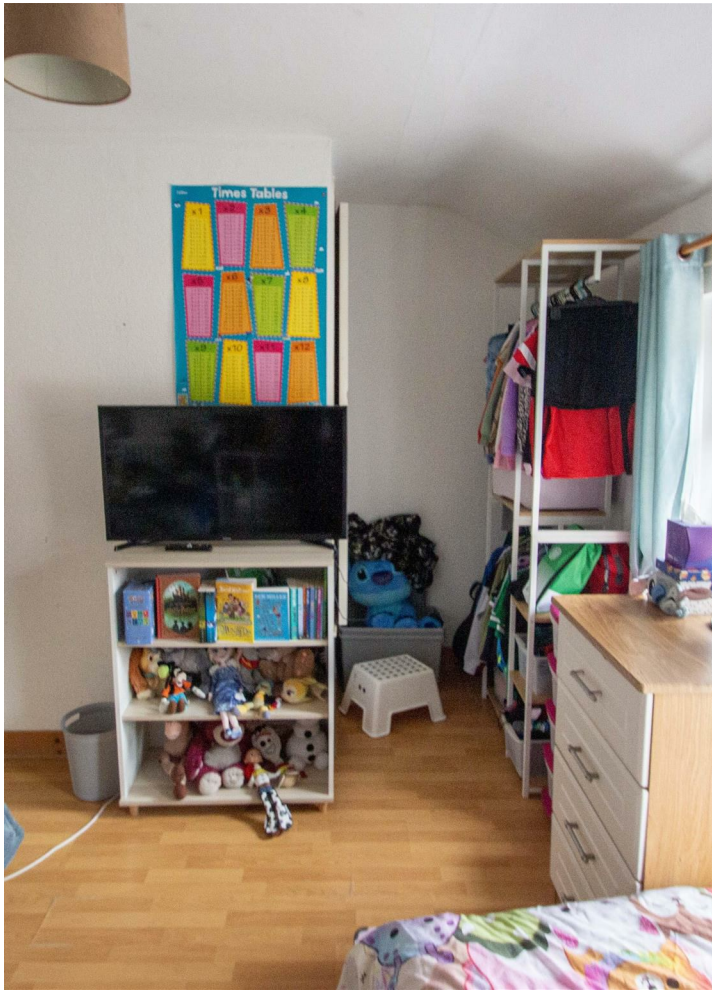
Bath, telephone hand shower, low flush w.c, pedestal wash hand basin, chrome effect sanitary ware, tiled walls and floor.

### OUTSIDE

Privately enclosed rear yard, outdoor tap.

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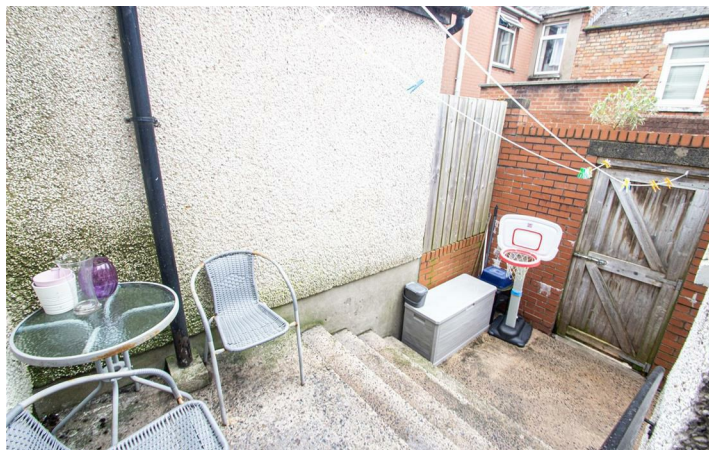








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Questions you may have.

**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. 17945950**

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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