



## 21 CLONFADDAN CRESCENT, FALLS ROAD, BELFAST, BT12 4SQ

This is a superb opportunity to purchase this spacious terrace home tucked away in this popular residential location that benefits from tremendous doorstep convenience, including proximity to the city centre, a wider motorway network, and lots of schools, shops, and amenities.

There are excellent transport links nearby, along with the Glider service, and all of Belfast's hospitals are easily accessible, as are Europa Buscentre and Great Victoria Street rail stations, soon to be replaced by the new multi-million-pound Belfast Transport Hub, which provides the main gateway to Belfast with rail, bus, and coach connections.

Three bedrooms and a shower room complete the first floor, and on the ground floor there is a welcoming entrance hall with a handy cloakroom that is plumbed for a downstairs W.C. and a bright and airy living room with bay window together with a fitted kitchen/dining area.

Gas-fired central heating and Upvc double glazing, as well as front and rear gardens, all add further to the appeal of this conveniently placed home, and we have no hesitation in recommending an early viewing to avoid disappointment.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	74	74
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

OFFERS AROUND £124,950

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### Key Features

- Spacious terrace home ideally located close to the city centre, the Royal Victoria Hospital and wider motorway network as well as excellent transport links along with the Glider service.
- Bright and airy living room with bay window.
- Gas fired central heating / Upvc double glazing / Higher-than-average energy rating, EPC C-74.
- Front and rear gardens.
- Chain-free.
- Three bedrooms and shower room on first floor.
- Fitted kitchen / dining area.
- Downstairs cloakroom / plumbing for downstairs W.C.
- Shower room on first floor.
- Popular location coupled with spacious living space, we have no hesitation in recommending an early viewing.





## GROUND FLOOR

Upvc double glazed front door to:

### ENTRANCE PORCH

Inner door to:

### ENTRANCE HALL

Tiled floor.

### CLOAKROOM

Plumbed for Low flush w.c, wash hand basin, tiled floor.

### LIVING ROOM

14'1 x 12'1

Laminated wood effect floor, cornicing, bay window.

### KITCHEN / DINING AREA

Range of high and low level units, single drainer stainless steel 1 1/2 bowl sink unit, built-in hob and underoven, tiled floor, open plan to dining area.

## FIRST FLOOR

### LANDING

### BEDROOM 1

12'7 x 9'6

Built-in robes.

### BEDROOM 2

9'1 x 7'0

### BEDROOM 3

12'4 x 10'1

### SHOWER ROOM

Shower facility, electric shower unit, low flush w.c, wash hand basin, pvc panelled walls and ceiling, spotlights.

## OUTSIDE

Enclosed front and rear gardens.



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UPS







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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. 17950350**

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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