



2 WATERFORD GARDENS, FALLS ROAD, BELFAST, BT13 2QL

A superior end town house that enjoys a private corner position within a convenient cul de sac walking distance to a host of local amenities making this an appealing, substantial well appointed family home. Five good bedrooms and one generous reception room or alternatively four bedrooms and two reception rooms. Large fitted kitchen open to a sizeable casual dining area with further feature utility space. First floor luxury shower suite. Downstairs cloakroom / w.c. Upvc double glazed windows / Gas fired central heating system. Good presentation throughout. Extensive, private and secure rear gardens. Chain free. Well worth a visit. This extensive family home will not disappoint.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(91-95)	B		
(81-90)	C	75	76
(69-80)	D		
(55-68)	E		
(47-54)	F		
(35-46)	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

OFFERS AROUND £165,000

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Key Features

- Superior end town house offering substantial family living accommodation.
- One generous reception room.
- Downstairs cloakroom / w.c.
- Upvc double glazed windows / Gas central heating system.
- Private and secure extensive rear garden / raised sun terrace.
- Five good bright bedrooms.
- Large fitted kitchen open to casual dining area.
- Luxury White shower suite
- Good presentation throughout.
- Chain free.





GROUND FLOOR

Upvc double glazed entrance door to;

ENTRANCE HALL

Downstairs w.c, wash hand basin, ceramic tiled floor.

LOUNGE

15'4 x 12'4

Feature fireplace with inset and hearth, wooden effect strip floor. Feature bay window.

STUDY / BEDROOM 5

9'4 x 7'5

Wooden effect strip floor.

LUXURY FITTED KITCHEN / DINING AREA

19'9 x 10'9

Range of high and low level units, formica work surfaces, feature breakfast bar, single drainer stainless steel sink unit, tiling, storage / larder / cloaks, plumbed for washing machine. Feature flooring and tiling, built-in oven, 4 ring hob, overhead extractor hood. Wall paneling.

FIRST FLOOR

BEDROOM 1

15'4 x 10'6

Wooden effect strip floor.

BEDROOM 2

12'5 x 9'4

Wooden effect strip floor, built-in robes.

BEDROOM 3

12'5 x 6'1

Built-in robes, wooden effect strip floor.

BEDROOM 4

10'3 x 6'8

Wooden effect strip floor.

LUXURY WHITE SHOWER SUITE

Feature shower cubicle, wash hand basin, low flush wc, wall coverings and floorings.

WALK-IN HOTPRESS

7'2 x 7'2

ROOFSPACE

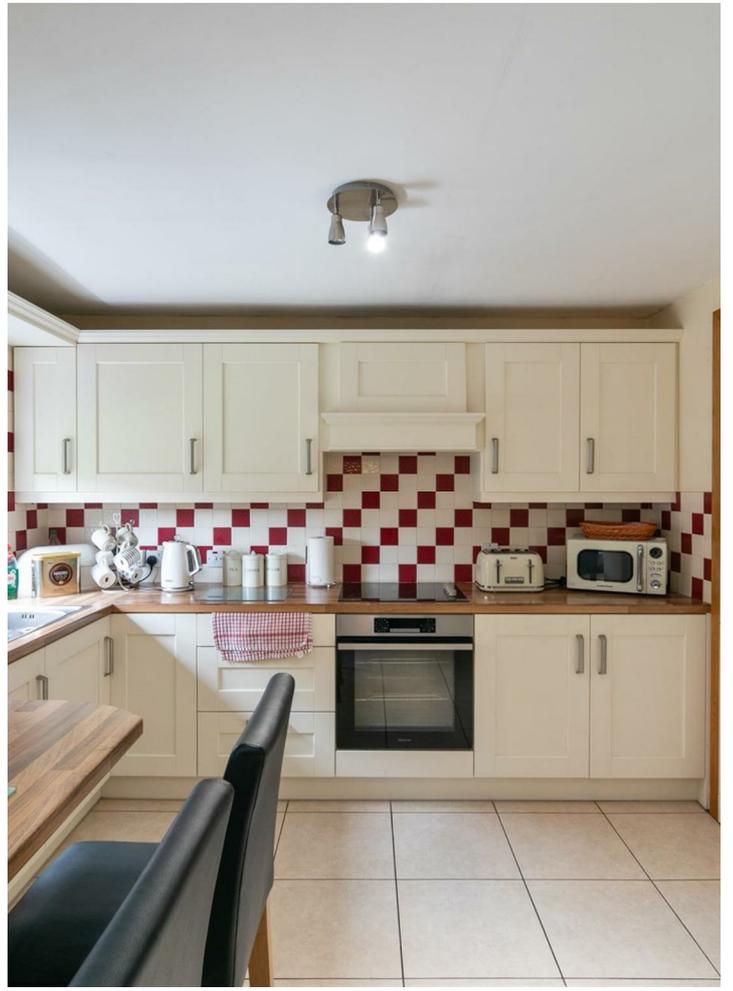
Gas boiler.

OUTSIDE

Extensive mature and private rear gardens in lawns, planting and patio area. Feature gate to side.

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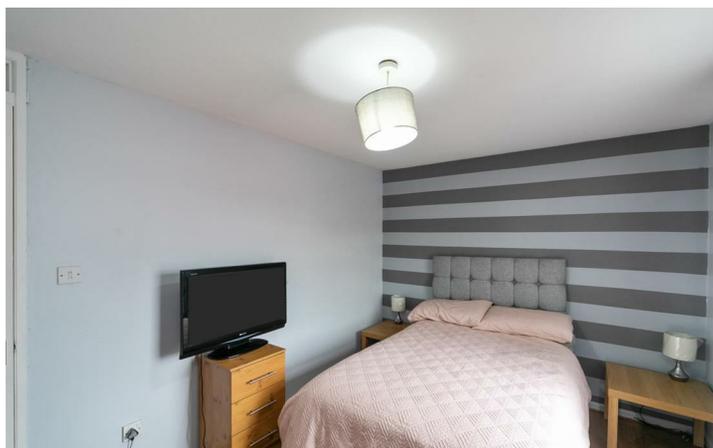
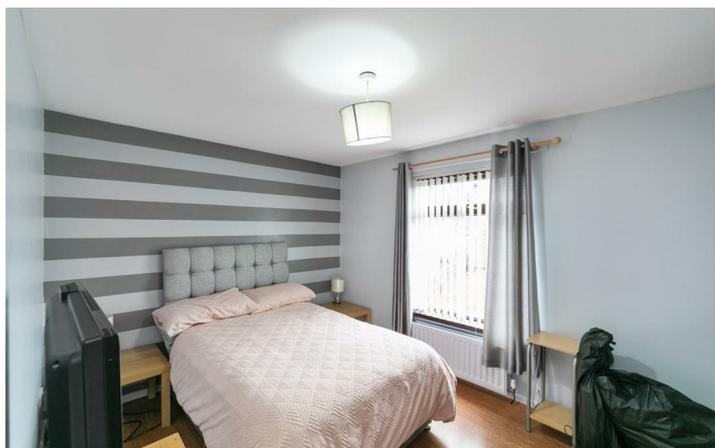








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Questions you may have.

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. 17995039

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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