



## 17 ROSS ROAD, FALLS ROAD, BELFAST, BT12 4JD



This sale represents a superb opportunity for a first-time buyer to purchase a well-presented home within this sought-after location that enjoys tremendous doorstep convenience, including accessibility to lots of schools, shops, and transport routes, including the city centre and all its abundance of amenities, to name a few.

There are also excellent transport links as well as the Glider service on the Falls Road and a wider motorway network close by, as well as leisure facilities, and the well-appointed living space is briefly outlined below.

Two bedrooms, the principal bedroom with a built-in robe, and a modern shower room with spotlights complete the first floor.

On the ground floor, there is a bright and airy living room, as well as a fitted kitchen with spotlights and an open-plan dining space.

In addition, Upvc double glazing and oil-fired central heating, together with a privately enclosed rear garden with outdoor tap and an enclosed front garden with decorative railings and walls, complement this fine home that is offered for sale chain-free.

Early viewing is highly recommended.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		68	71
Northern Ireland EU Directive 2002/91/EC			

OFFERS AROUND £114,950

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### Key Features

- Well-presented mid-terrace home close to the city centre, lots of schools, shops, and transport links, as well as the Glider service and wider motorway network.
- Modern shower room.
- Fitted kitchen and open plan dining space.
- Enclosed front and rear gardens.
- Ideal first time buy / investment.
- Two bedrooms.
- Bright and airy living room with spotlights.
- Upvc double glazing / Oil fired central heating.
- Chain-free.
- Early viewing comes highly recommended for this beautiful home that enjoys tremendous doorstep convenience.





## GROUND FLOOR

Upvc double glazed entrance door to;

### ENTRANCE PORCH

Tiled floor, hardwood glass panelled inner door to;

### LIVING ROOM

14'7 x 9'6

Wooden effect strip floor.

### KITCHEN / DINING AREA

14'6 x 10'2

Range of high and low level units, single drainer stainless steel sink unit, extractor fan, spotlights, cornicing, plumbed for washing machine, tiled floor, open plan to dining space, Upvc double glazed back door.

## FIRST FLOOR

### BEDROOM 1

14'6 x 9'2

Built-in robes.

### BEDROOM 2

10'4 x 7'0

Laminated wood effect floor.

### MODERN SHOWER ROOM

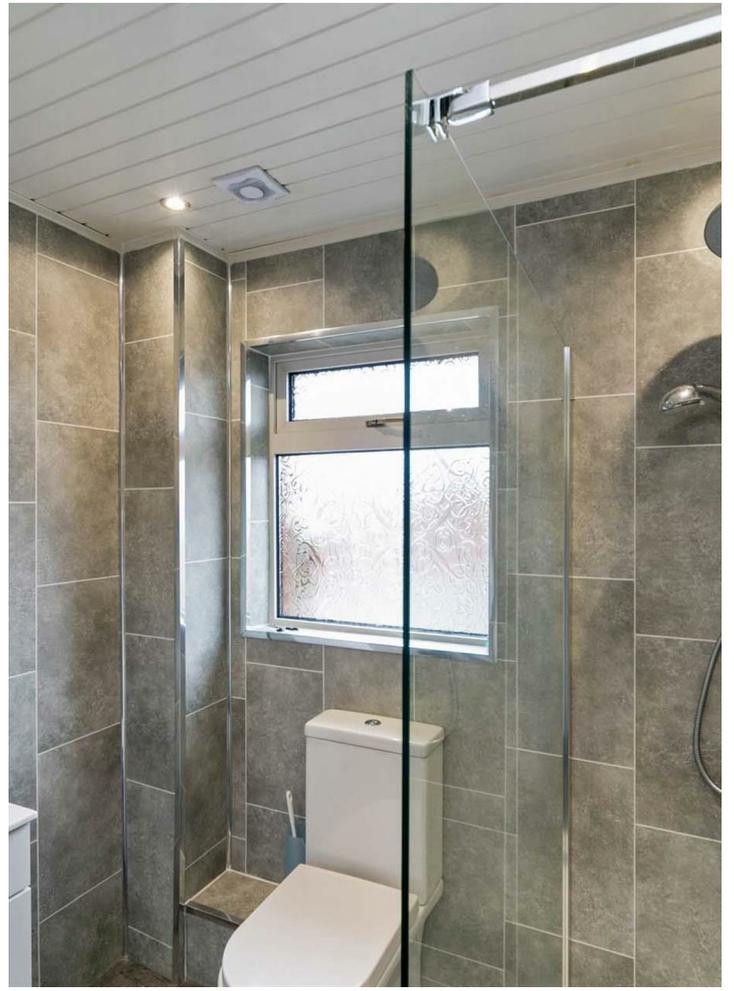
Shower cubicle, electric shower unit, low flush w.c, wash hand basin and vanity unit, chrome effect sanitary ware, spotlights, extractor fan, pvc panelled walls.

### OUTSIDE

Enclosed rear garden, outdoor tap.

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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. 17997375**

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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