




## 14 WATERFORD STREET, FALLS ROAD, BELFAST, BT13 2QZ



An exceptional, well maintained and presented, double fronted town home finished to a high standard offering well appointed family living accommodation throughout. Three good, bright double bedrooms. One generous reception room. Newly installed luxurious fully fitted kitchen with a casual dining area. Luxury white bathroom suite. Downstairs cloakroom / w.c. Upvc double glazed windows in mahogany Upvc frames / white frames to internal. Feature flooring and internal doors. Eaves and fascia in Upvc. Gas fired central heating system. Feature pillars, railings and double gate. Good, fresh, youthful presentation throughout. Exceptional doorstep convenience within walking distance to the Falls Road / schools / parks / shops / transport links and the Royal Victoria Hospital. Well worth a visit.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		75	75
(55-68) <b>D</b>			
(43-54) <b>E</b>			
(31-39) <b>F</b>			
(21-30) <b>G</b>			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

**OFFERS AROUND £149,950**



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### Key Features

- Exceptional well maintained and presented double fronted town house.
- One generous reception room.
- Luxury white bathroom suite.
- Upvc double glazing / eaves and fascia in Upvc.
- Good, fresh, youthful presentation throughout.
- Three good, bright comfortable bedrooms.
- Newly installed luxurious fitted kitchen with casual dining area.
- Downstairs cloakroom / w.c.
- Gas fired central heating.
- Exceptional doorstep convenience.





## GROUND FLOOR

Upvc double glazed entrance door to;

### ENTRANCE HALL

Feature tiled floor.

### LOUNGE

15'7 x 11'4

Ceramic tiled floor, fireplace with marble hearth and beamed mantel, bay window.

### LUXURY FITTED KITCHEN DINING AREA

16'2 x 12'6

Range of high and low level units, formica work surfaces, integrated oven, microwave, hob with overhead extractor, fridge freezer and washing machine, feature tiled floor, single drainer modern sink unit, downlighters, bay window, storage under stairs.

### REAR PORCH

Feature tiled floor, Upvc double glazed back door.

### DOWNSTAIRS

#### CLOAKROOM / W.C

Low flush w.c, wash hand basin, feature tiled floor, wall tiled detailing

### FIRST FLOOR

#### BEDROOM 1

12'4 x 10'7

Wooden effect strip floor, built-in mirror slide robes, wall panelling.

#### BEDROOM 2

15'9 x 9'3

Wooden effect strip floor.

#### BEDROOM 3

13'4 x 6'8

Wooden effect strip floor.

#### WHITE BATHROOM SUITE

Panelled bath, shower screen, thermostatically controlled shower unit, low flush w.c, wash hand basin, tiling, ceramic tiled floor, chrome heated towel rail, downlighters. Separate cupboard / gas boiler.

#### OUTSIDE

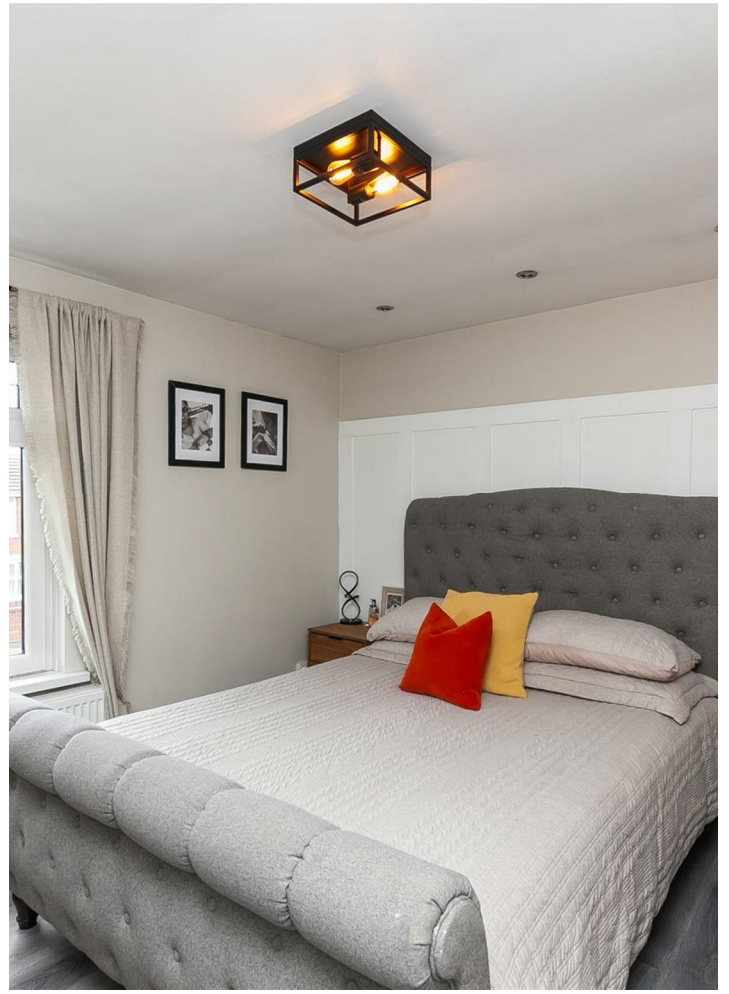
Feature pillars / railings to front with paving, enclosed and secure to rear.



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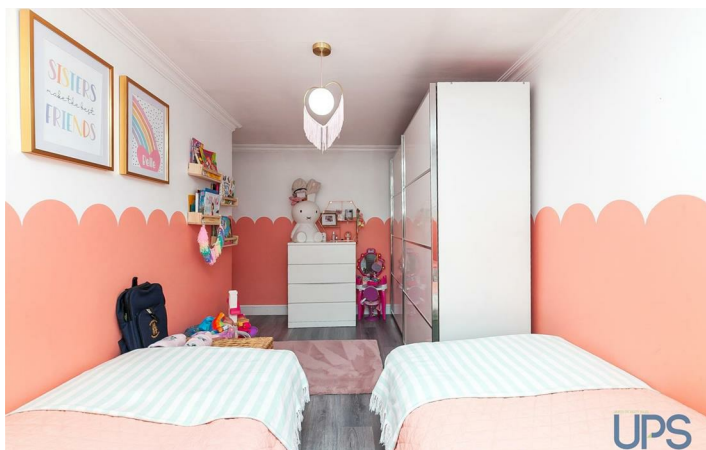








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Questions you may have.

**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. 18025185**

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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