



## 50 IVEAGH CRESCENT, FALLS ROAD, BELFAST, BT12 6AW



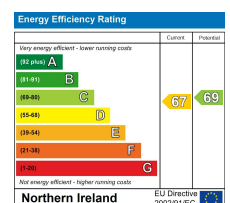
A rare opportunity to purchase this well-appointed extended mid-terrace home that enjoys a privately enclosed, good-sized rear garden tucked away in this small cul-de-sac setting that benefits from tremendous doorstep convenience to include walking distance to an abundance of amenities on the Falls Road as well as the Royal Victoria Hospital, St. Mary's University College, and excellent transport links along with the Clider service!

The city centre is within easy reach, and the wider motorway network is literally on its doorstep, as well as accessibility to lots of schools plus much more, and the accommodation is briefly outlined below.

Two bedrooms, bedroom 1 with built-in mirrored slide robes, and a white bathroom suite with spotlights together with access from the landing to the roof space, which has been floored for storage and completes the upper floor.

On the ground floor, there is an entrance hall leading to a bright and airy living room that has a bay window and is open plan to a sizeable dining area that has spotlights. In addition, there is an upgraded, luxury kitchen with beautiful tiling, and this completes the ground floor.

There is access to an enclosed rear yard that has an outdoor tap and leads to a well-maintained, low-maintenance rear garden that can be very difficult to find in this highly sought-after location.



OFFERS AROUND £124,950



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## Key Features

- Magnificent extended mid-terrace that benefits from a privately enclosed, low-maintenance rear garden!
- Bright and airy living room with bay window and open plan to sizeable dining area with spotlights.
- White bathroom suite with spotlights well-placed on the first-floor level!
- Short walk to the Royal Victoria Hospital, St. Mary's University College and an abundance of amenities on the nearby Falls Road.
- Excellent transport links close by along with the Glider service!
- Two bedrooms, the principal bedroom with built-in sliderobes, and access from the landing via a pull-down ladder to the roof space, which has been floored, providing storage.
- Luxury, up-graded fitted kitchen with beautiful tiling.
- Gas fired central heating / Upvc double glazing.
- Wider motorway network within very easy reach as is the city centre, and Boucher Road.
- Lots of schools and beautiful parklands as well as state-of-the-art leisure facilities to name a few, early viewing strongly encouraged!





## GROUND FLOOR

Upvc double glazed front door to;

## ENTRANCE HALL

To;

## LIVING ROOM

Wooden effect strip floor, bay window, open plan to;

## SIZEABLE DINING AREA

Spotlights.

## LUXURY KITCHEN

Range of high and low level units, single drainer steel 1 1/2 bowl sink unit, built-in oven, built-in hob, stainless steel extractor fan, beautiful partially tiled walls, integrated fridge and freezer, integrated washing machine.

## FIRST FLOOR

## WHITE BATHROOM SUITE

Bath, thermostatically controlled shower unit, low flush w.c, wash hand basin and storage cabinet, pvc panelled walls and ceiling, spotlights, chrome effect sanitary ware, chrome effect towel warmer.

## BEDROOM 1

Built-in mirrored slide robes.

## BEDROOM 2

## LANDING

Access via pull down ladder to;

## ROOFSpace

Floored for storage.

## OUTSIDE

Enclosed rear yard, outdoor tap, access to further low maintenance flagged garden to rear. Well maintained enclosed front patio.



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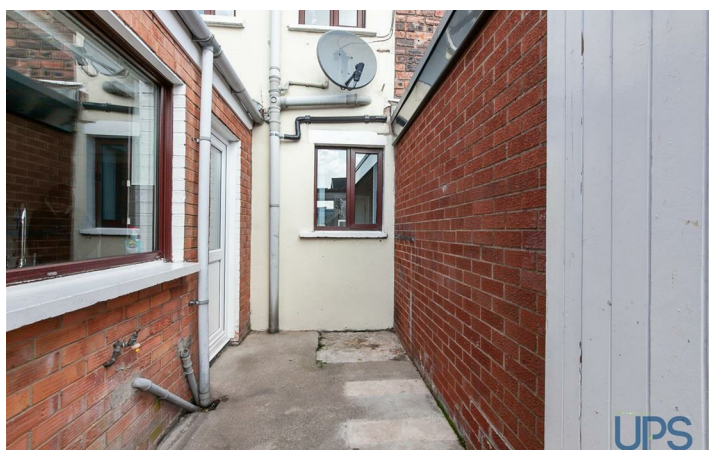
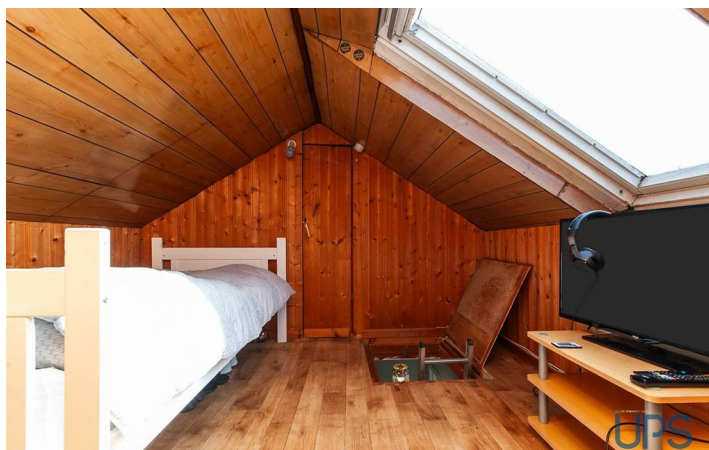
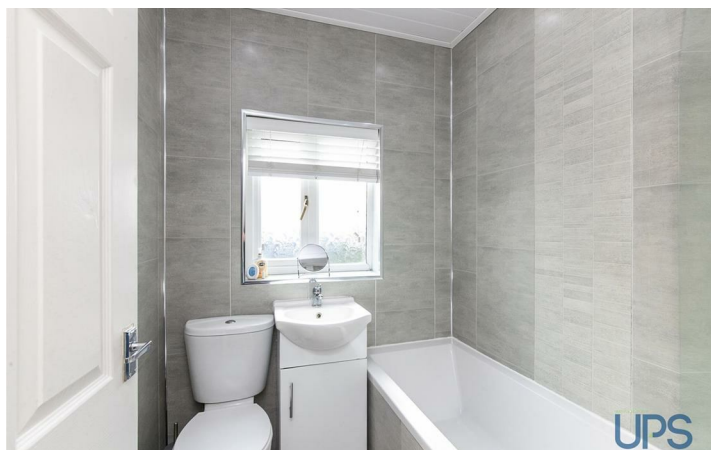








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Questions you may have.

**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 Gareth 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. 18142231**

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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