



## 4 IRIS WALK, BELFAST, BT12 7BX

A rare opportunity to purchase this semi-detached home that is offered for sale chain free and benefits from tremendous doorstep convenience to include accessibility to schools, shops and transport links along with the Glider service on the Falls Road as well as the Royal Victoria Hospital, St. Mary's University College and so much more. Three bedrooms. One reception room. Kitchen open plan to sizeable dining space. White bathroom suite on first floor. Oil fired central heating. Upvc double glazing. Enclosed front and rear gardens. Proximity to the city centre, arterial routes as well as the wider motorway network and we strongly recommend viewing to avoid disappointment.

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(94-100) <b>A</b>		
(81-93) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(43-54) <b>E</b>		
(31-42) <b>F</b>		
(1-30) <b>G</b>		
Not energy efficient - higher running costs		
	61	69
Northern Ireland EU Directive 2002/91/EC		

**ASKING PRICE £140,000**

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### Key Features

- Semi-detached home ideally placed in this popular location that is close to lots of amenities.
- One reception room.
- White bathroom suite on the first-floor.
- Upvc double glazing.
- Close to lots of schools, shops and transport links along with the Royal Victoria Hospital, St. Mary's University College and arterial routes.
- Three bedrooms.
- Kitchen open plan to sizeable dining space.
- Oil-fired central heating system.
- Enclosed front and rear gardens.
- Viewing strongly recommended.







## GROUND FLOOR

Upvc double glazed front door to;

### ENTRANCE HALL

To;

### LIVING ROOM

13'10 x 11'4

### KITCHEN / DINING AREA

17'6 x 8'9

Range of high and low level units, single drainer stainless steel 1 1/2 bowl sink unit, open plan to dining space.

## FIRST FLOOR

### BEDROOM 1

11'10 x 10'4

### BEDROOM 2

10'5 x 8'6

### BEDROOM 3

9'0 x 7'3

### WHITE BATHROOM SUITE

Bath, low flush w.c, pedestal wash hand basin.

### OUTSIDE

Enclosed rear garden, enclosed front garden, flagged.



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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. 18290467**

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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