



47 WESTROCK GARDENS, OFF WHITEROCK ROAD, BELFAST, BT12

7PW

A beautifully, well maintained and presented mid townhouse that enjoys a quiet, south facing, landscaped position within this popular convenient location off the Whiterock Road. Three, bright, well appointed bedrooms. One generous reception room. Newly installed, luxurious fitted kitchen open to a casual dining area. Luxury downstairs shower suite /w.c. White bathroom suite. Upvc double glazed windows. Oil fired central heating system. Private and secure, landscaped rear gardens. A fresh townhouse beautifully presented and immaculately maintained throughout offering well-appointed upgraded living accommodation within this established location that benefits from tremendous doorstep convenience to include accessibility to the City Centre, the Royal Victoria Hospital and all the abundance of amenities on the nearby Falls and Andersonstown Roads. With access to excellent transport links to include Glider Service and wider motorway network, this outstanding home must be seen to be fully appreciated. Well worth an inspection.

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

OFFERS AROUND £144,950

47 WESTROCK GARDENS, OFF WHITEROCK ROAD, BELFAST, BT12 7PW

Key Features

- A beautiful well maintained and presented mid townhouse that enjoys a quiet south facing position.
- One generous reception room.
- Luxury downstairs shower suite / w.c.
- Upvc double glazed windows.
- Private and secure, landscaped rear gardens.
- Three, bright, well appointed double bedrooms.
- Newly installed luxurious fitted kitchen open to a casual dining area.
- White bathroom suite.
- Oil fired central heating system.
- Good, fresh, youthful presentation throughout.





GROUND FLOOR

Upvc double glazed entrance door to:

ENTRANCE PORCH

To:

ENTRANCE HALL

Wooden effect strip floor.

LOUNGE

14'1 x 11'5

Wooden effect strip floor, bay window.

NEWLY FITTED KITCHEN / DINING AREA

18'6 x 12'2

Range of high and low level newly fitted units, single drainer stainless steel sink unit, 4 ring ceramic hob, built-in oven, overhead extractor hood, plumbed for washing machine, downlighters, cloaks space.

REAR PORCH

DOWNSTAIRS SHOWER SUITE

Shower cubicle, thermostatically controlled shower unit, low flush w.c, wash hand basin and vanity unit, ceramic tiled floor, chrome heated towel rail.

FIRST FLOOR

BEDROOM 1

11'6 x 10'7

Built-in robes.

BEDROOM 2

11'6 x 10'4

Built-in robes.

BEDROOM 3

9'2 x 7'2

WHITE BATHROOM SUITE

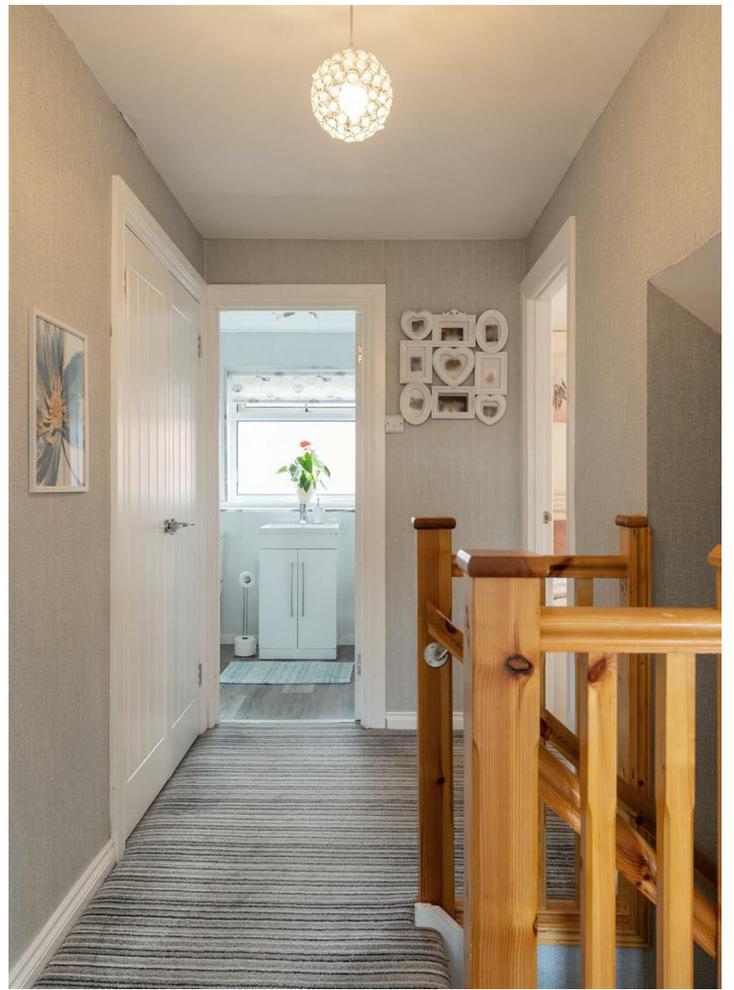
Panelled bath, wash hand basin, vanity unit, low flush w.c, pvc wall coverings.

OUTSIDE

Feature pillars and double gates to car parking. Housed oil fired boiler, pvc tank, landscaped private and flagged to rear with fencing.

47 WESTROCK GARDENS, OFF WHITEROCK ROAD, BELFAST, BT12 7PW









47 WESTROCK GARDENS, OFF WHITEROCK ROAD, BELFAST, BT12 7PW



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. 18330151

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.

ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN
028 9060 5200

BALLYHACKAMORE
028 9047 1515

BALLYNAHINCH
028 9756 1155

BANGOR
028 9127 1185

CARRICKFERGUS
028 9336 5986

CAVEHILL
028 9072 9270

DONAGHADEE
028 9188 8000

DOWNPATRICK
028 4461 4101

FORESTSIDE
028 9064 1264

GLENGORMLEY
028 9083 3295

MALONE
028 9066 1929

NEWTOWNARDS
028 9181 1444

RENTAL DIVISION
028 9070 1000



Conor Beirne trading under licence as Ulster Property Sales (Andersonstown)
©Ulster Property Sales is a Registered Trademark