



## 8 LA SALLE DRIVE, FALLS ROAD, BELFAST, BT12 6DB



An exceptional, well maintained and beautifully presented, extended, red brick, period home within this highly regarded, established, sought after location. Three excellent, well appointed, bright double bedrooms. Two generous reception rooms to include living room with feature double patio doors. Extended luxury fitted kitchen. Luxury contemporary fitted white bathroom suite with a feature roll top bath and a separate shower enclosure. Downstairs cloakroom / w.c. Upvc double glazed windows / doors / eaves and fascia in Upvc. Gas fired central heating system. Feature Resin flooring / internal doors. Good, fresh presentation throughout. Large detached garage. Fantastic doorstep convenience within easy walking distance of schools / shops / transport links to include the Glider service. Private rear garden. Feature pillars / double gates to front. chain free. Well worth a visit.

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(94 plus) A		
(81-93) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		
EU Directive 2002/91/EC		

OFFERS AROUND £214,950

## 8 LA SALLE DRIVE, FALLS ROAD, BELFAST, BT12 6DB

### Key Features

- Exceptional, well maintained and beautifully presented, extended, red brick period home.
- Extended luxury fitted kitchen.
- Downstairs cloakroom /w.c
- Gas fired central heating system.
- Large detached garage / Generous private and secure landscaped site / Double Gates.
- Three excellent reception rooms to include living room with feature double patio doors.
- Luxury contemporary fitted white bathroom suite with feature roll top bath and separate shower enclosure.
- Upvc double glazed windows / doors / eaves and fascia in Upvc.
- Good presentation throughout.
- Fantastic doorstep convenience.







## GROUND FLOOR

Upvc double glazed entrance door to;

## DOWNSTAIRS W.C

Low flush w.c. Wash hand basin.

## ENTRANCE HALL

Feature flooring

## LOUNGE

Feature epoxy resin marble effect flooring, feature bay window.

## LIVING ROOM

Feature media wall, contemporary fire, feature flooring, Upvc double glazed double patio doors.

## LUXURY EXTENDED

## KITCHEN

Range of high and low level units, formica work surfaces, tiling, single drainer stainless steel sink unit, extractor hood, single drainer modern sink unit, downlighters, plumbed for washing machine.

## FIRST FLOOR

## PRINCIPLE BEDROOM 1

Wooden effect strip floor, storage, built-in robes.

## BEDROOM 2

Wooden effect strip floor, built-in robes, storage.

## BEDROOM 3

Wooden effect strip floor, built-in robes.

## LUXURY WHITE BATHROOM

Feature Roll top bath, telephone hand shower, wash hand basin with vanity unit, low flush W.c ceramic tiled floor, fully tiled walls, separate shower cubicle.

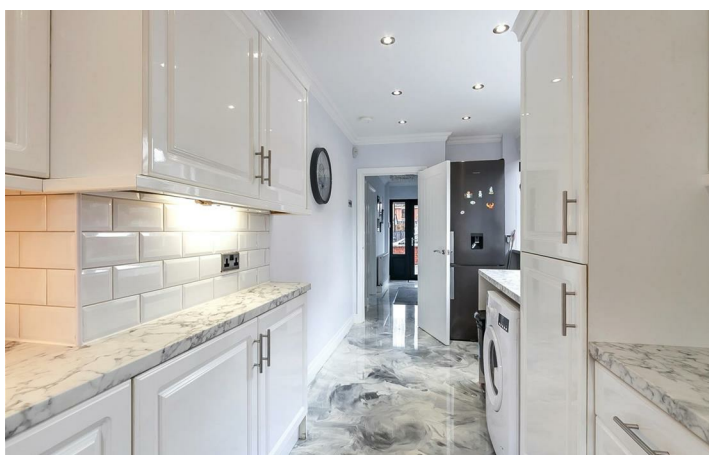
## OUTSIDE

Feature pillars and double gates to driveway, flagged and paved to front, feature wall and pedestrian gate, private and secure to rear.

## LARGE DETACHED GARAGE

Up and over door.

## 8 LA SALLE DRIVE, FALLS ROAD, BELFAST, BT12 6DB





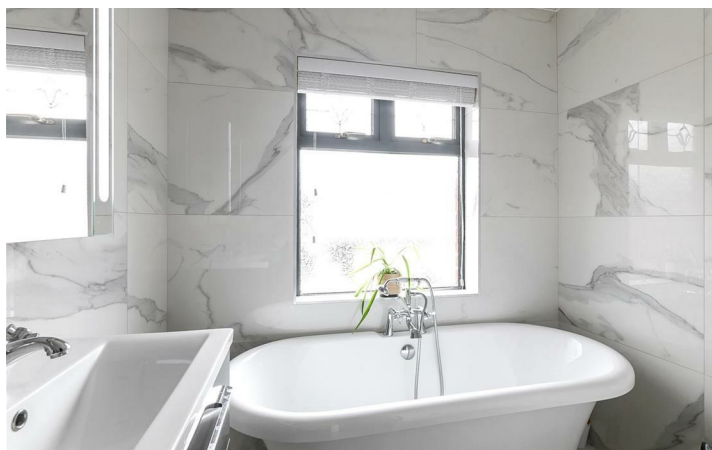








## 8 LA SALLE DRIVE, FALLS ROAD, BELFAST, BT12 6DB



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. 18348076**

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