



## 210 GROSVENOR ROAD, BELFAST, BT12 5AU



An immaculate, well maintained and presented, comfortable mid town home that enjoys a prominent, south facing landscaped position fronting the established and convenient Grosvenor Road. Two excellent, well appointed, bright, double bedrooms. One generous reception with feature double doors. Luxury fitted large kitchen open to a spacious, casual dining area. White shower suite. Upvc double glazed windows / front and rear doors. Gas fired central heating system. Good, fresh, youthful presentation throughout. Landscaped, private and secure, south facing rear gardens with feature paving and fencing. Feature walled area to front with railings and pedestrian gate. Outstanding doorstep convenience within easy walking distance to Belfast Transport Hub, Royal Victoria Hospital and the City Centre with Dunville Play Park opposite. Fantastic First time buy. Chain Free. Well worth a visit.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(94-100) A			
(81-93) B			
(69-80) C		73	74
(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 £149,950



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### Key Features

- An immaculate, well maintained and presented mid town house that enjoys a south facing position.
- One generous reception room with feature double doors.
- White shower suite.
- Gas fired central heating system.
- Landscaped, private and secure, south facing rear gardens.
- Two excellent, well appointed, bright, double bedrooms.
- Luxury fitted kitchen open to a spacious casual dining area.
- Upvc double glazed windows / front and rear doors.
- Good, fresh, youthful presentation throughout.
- Outstanding doorstep convenience.





## GROUND FLOOR

Upvc double glazed entrance door to;

## ENTRANCE HALL

Wooden effect strip floor.

## LOUNGE

14'5 x 11'4

Wooden effect strip floor, double doors.

## LARGE FITTED KITCHEN / DINING AREA

14'7 x 10'4

Range of high and low level units, formica work surfaces, single drainer stainless steel sink unit, tiling, wooden effect strip floor, overhead extractor hood, downlighters, Upvc double glazed back door.

## FIRST FLOOR

### BEDROOM 1

15'4 x 11'7

Wooden effect strip floor, walk-in robes.

### BEDROOM 2

10'0 x 8'4

### WHITE SHOWER SUITE

Fully tiled shower cubicle, electric shower unit, pedestal wash hand basin, low flush w.c, tiling, ceramic tiled floor, chrome heated towel rail, pvc ceiling, downlighters, built-in robes, gas boiler.

## OUTSIDE

Rear enclosed private south facing gardens with extensive paving and secure fencing, garden area to

front, feature wall with railings and pedestrian gate, outside light and tap.



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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. 18365450**

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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