



3 FINGALS COURT, FALLS ROAD, BELFAST, BT13 2DP



A comfortable, well maintained and presented, mid town house that enjoys a prime, south facing cul de sac position within this highly sought after and convenience location. Two good, bright, double bedrooms and one generous reception room. Fitted kitchen open to a spacious casual dining area. White bathroom suite. Upvc double glazed windows / eaves and fascia also in Upvc. Gas fired central heating system. Private and secluded, mature, south facing rear gardens with feature pedestrian gate. Good fresh youthful presentation throughout Fantastic doorstep convenience within easy walking distance of Belfast City Centre / schools / shops / transport links and major road network. Competitively priced First Time Buy. Well worth an inspection.

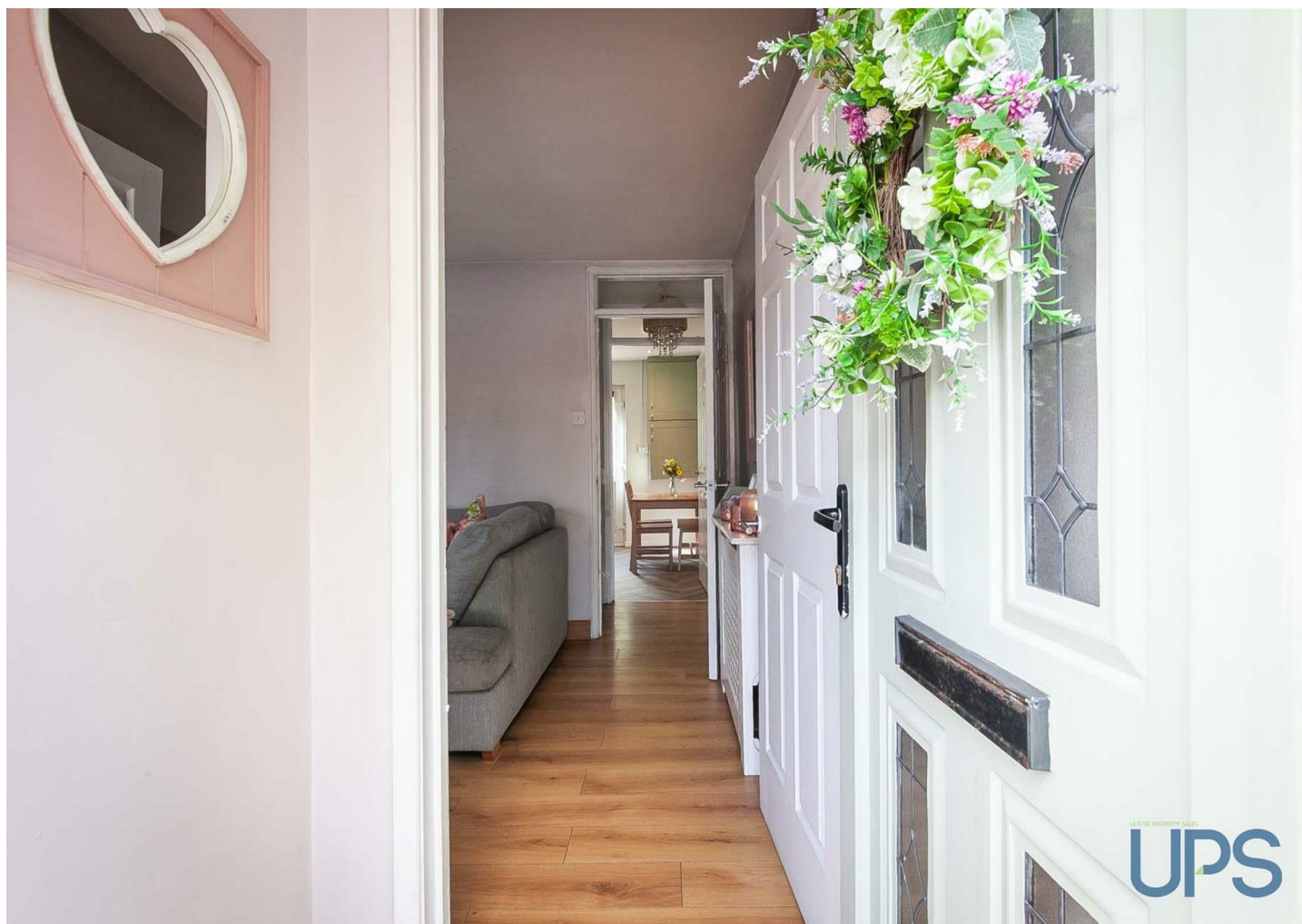
Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C	75	75
(55-68) D		
(43-54) E		
(31-42) F		
(21-30) G		
Not energy efficient - higher running costs		
Northern Ireland EU Directive 2002/91/EC		

OFFERS AROUND £129,950

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Key Features

- A comfortable, well maintained and presented mid town house that enjoys a prime, south facing position .
- One generous reception room.
- White bathroom suite.
- Gas fired central heating system.
- Fantastic doorstep convenience within easy walking distance of Schools, shops and transport links.
- Two good, bright double bedrooms.
- Large Fitted kitchen open to a spacious casual dining area.
- Upvc double glazed windows / eaves and fascia also in Upvc.
- Private and secluded, mature, south facing rear gardens with pedestrian gated access.
- Good fresh presentation throughout / Well worth a visit.





GROUND FLOOR

Upvc double glazed entrance door to;

ENTRANCE PORCH

Wooden effect strip floor.

LOUNGE

14'9 x 9'5

Wooden effect strip floor.

LARGE KITCHEN / DINING AREA

14'8 x 11'5

Range of high and low level units, formica work surfaces, 4 ring hob and under oven, plumbed for washing machine, plumbed for dishwasher, single drainer stainless steel sink unit, downlighters, built-in cupboards, gas boiler, Upvc double glazed back door / garden access.

FIRST FLOOR

BEDROOM 1

14'8 x 10'1

Built-in robes.

BEDROOM 2

10'6 x 7'8

WHITE BATHROOM SUITE

Panelled bath, telephone hand shower, shower screen, pedestal wash hand basin, low flush w.c, pvc wall coverings.

OUTSIDE

Private and secluded extensive private south facing garden with fencing and a pedestrian gate.

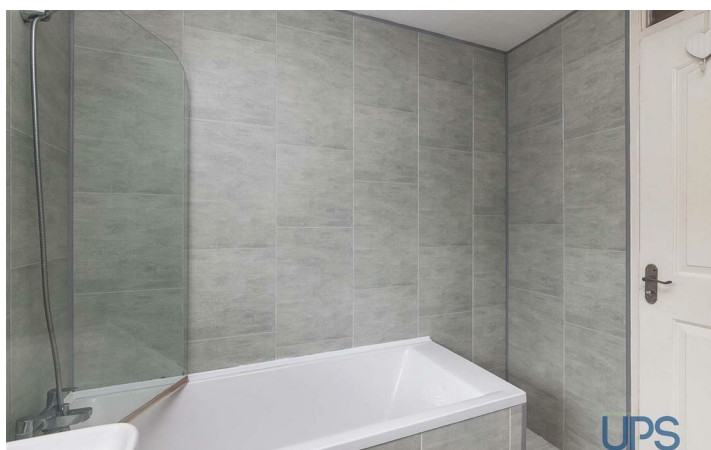
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Questions you may have.

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. 18365578

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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