



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.

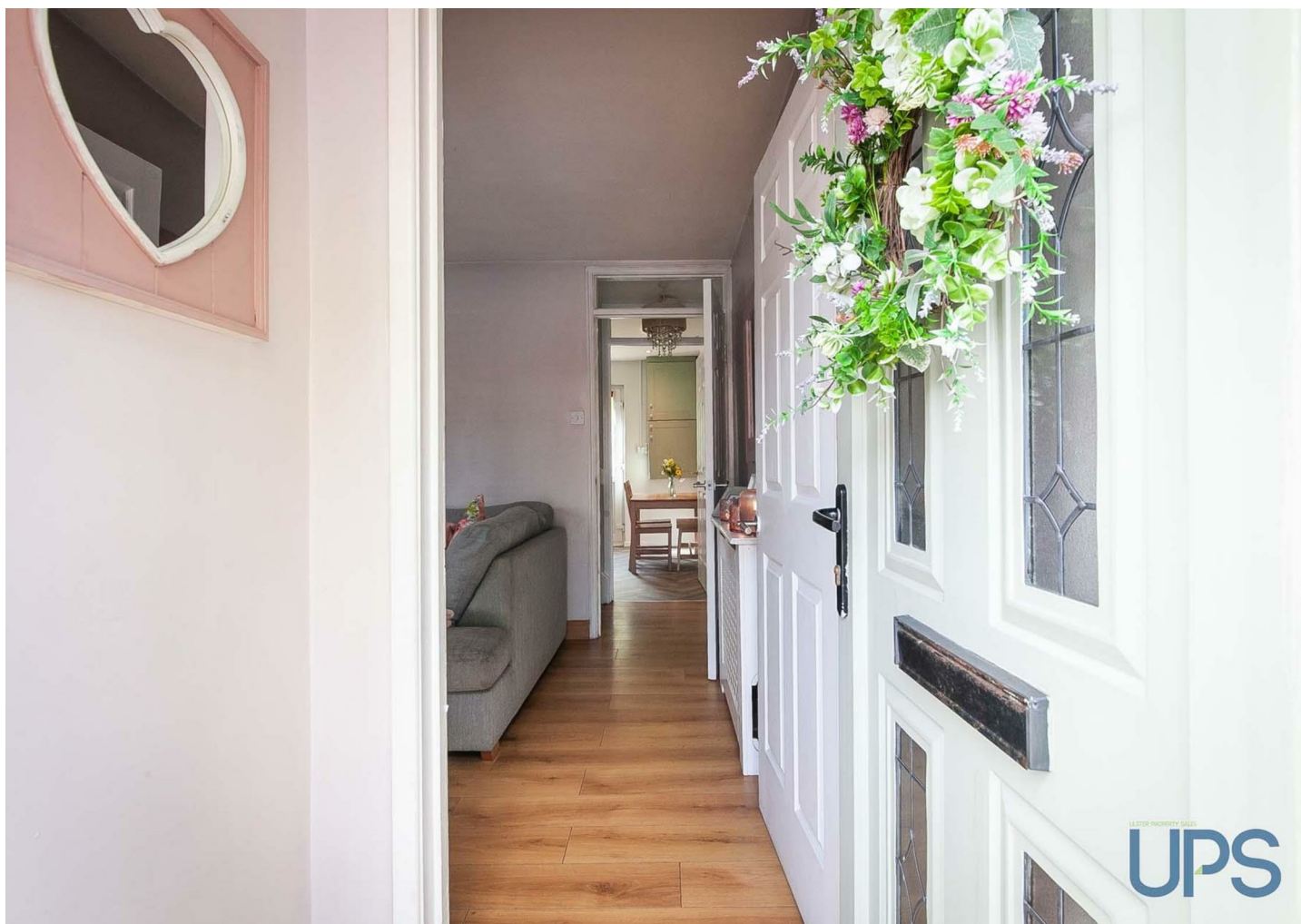
Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(29-38) F		
(13-28) G		
Not energy efficient - higher running costs		
Northern Ireland EU Directive 2002/91/EC		

OFFERS AROUND £129,950

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

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

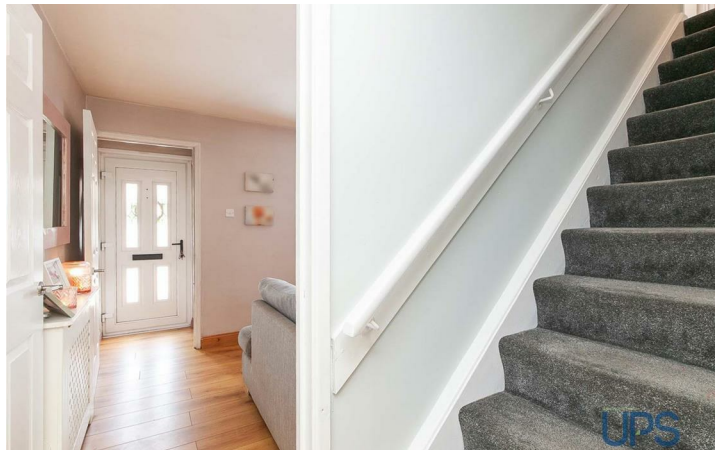
WHITE BATHROOM SUITE

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.

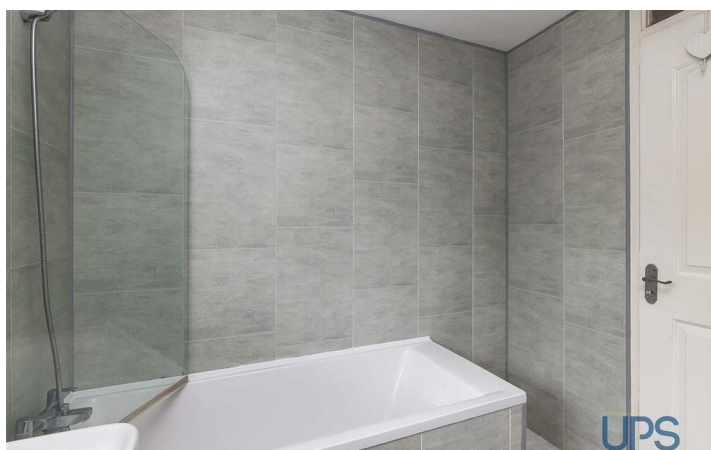
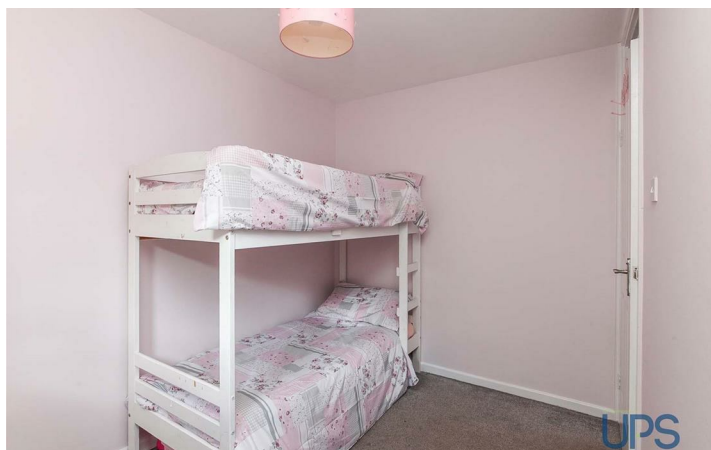
3 FINGALS COURT, FALLS ROAD, BELFAST, BT13 2DP







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



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.

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