



## 2 BRITTONS PARADE, BELFAST, BT12 7PJ



A fantastic opportunity to purchase this attractive red-brick end of terrace home that has off-road car parking and is ideally placed opposite Pat O'Hare's playground and enjoys beautiful views as well as tremendous doorstep convenience to include proximity to lots of nearby schools, shops and transport links along with bus, taxi and the Glider service, not to mention accessibility to the wider motorway network, the Royal Victoria Hospital and the city centre, to name a few!

This home benefits from a higher-than-average energy rating (EPC C-71) and offers room to extend further subject to normal consent, and the well-appointed accommodation is briefly outlined below.

Three bedrooms and a white bathroom suite complete the first floor.

On the ground floor there is a spacious and welcoming entrance hall with two separate reception rooms, including a living room with a bay window. There is also a fitted kitchen.

Other qualities include gas-fired central heating and mostly double glazing as well as off-road car parking and a privately enclosed rear garden.

A beautiful home close to an abundance of amenities on the Andersonstown and Falls Roads as well as beautiful parklands and state-of-the-art leisure facilities, to name a few!

Viewing strongly recommended.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(91-100) A			
(81-90) B			
(71-80) C		71	71
(61-70) D			
(51-60) E			
(41-50) F			
(31-40) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

OFFERS AROUND £134,950



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### Key Features

- An attractive red-brick end-of-terrace home with off-road car parking and ideally placed opposite an attractive outlook over Pat O'Hare's playground as well as beautiful elevated views from first-floor level towards the city.
- Two separate reception rooms to include a living room with a bay window.
- White bathroom suite at first-floor level.
- Privately enclosed rear garden.
- Accessibility to the city centre, state-of-the-art leisure facilities and beautiful parklands plus much more.
- Three bedrooms.
- Fitted kitchen.
- Gas-fired central heating / UPVC double glazing / Higher-than-average energy rating (EPC C-71)
- Tremendous doorstep convenience to include accessibility to lots of schools, shops and transport links along with the Glider service and wider motorway network.
- Adjacent to Cardinal O'Donnells GAC and viewing comes highly recommended !





## GROUND FLOOR

Hardwood glass panelled front door to;

## SPACIOUS AND WELCOMING ENTRANCE HALL

Wooden effect strip floor, storage understairs.

## LIVING ROOM

12'3 x 10'6

Bay window, wooden effect strip floor.

## LOUNGE / DINING ROOM

12'2 x 9'7

Wooden effect strip floor.

## KITCHEN

14'5 x 8'2

Range of high and low level units, single drainer stainless steel sink unit, plumbed for washing machine, plumbed for dishwasher, extractor fan, Upvc double glazed back door.

## FIRST FLOOR

## LANDING

Storage cupboard.

## WHITE BATHROOM SUITE

Bath, thermostatically controlled shower unit, low flush w.c, wash hand basin and storage cabinet, chrome effect towel warmer, chrome effect sanitary ware, pvc panelled walls.

## BEDROOM 1

11'3 x 10'10

## BEDROOM 2

11'9 x 11'2

Attractive elevated views towards City.

## BEDROOM 3

8'11 x 6'7

Laminated wood effect floor.

## OUTSIDE

Low maintenance rear garden, outdoor tap, off road carparking, double gates to further parking, small enclosed front patio / garden.



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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. 18366846**

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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