

ULSTER PROPERTY SALES

UPS

ANDERSONSTOWN BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**44 ROCKVILLE STREET,
FALLS ROAD, BELFAST,**

OFFERS AROUND £134,950

A rare opportunity to purchase this extended end-of-terrace home that is ideally located tucked away in this cul-de-sac setting that benefits from tremendous doorstep convenience to include lots of schools, shops and transport links along with the Glider service. The wider motorway network is also close by, as is the Royal Victoria Hospital, St Mary's University College and the city centre, not to mention an abundance of amenities in Andersonstown, including state-of-the-art leisure facilities and beautiful parklands.

This home has a double-storey extension and has well-appointed living extending to around an impressive 945 sq ft and enjoys an enclosed, low-maintenance side garden and is offered for sale chain-free; the accommodation is briefly outlined below.

Three good-sized bedrooms and a handy W.C. on the landing complete the first floor.

On the ground floor there is a bright and airy living room with a bay window and a fitted kitchen that is open plan to a dining space, as well as an extended white bathroom suite that has a separate shower cubicle.

Other qualities include gas-fired central heating and UPVC double glazing together with this superb location that is in constant demand.

Early viewing is strongly recommended for this rare opportunity to acquire this particular house type that enjoys a double-storey extension.



Key Features

- Extraordinary end-of-terrace home that has a double-storey extension and well-appointed living space extending to around an impressive 945 sq ft!
- Handy W.C. located on the first-floor level.
- Kitchen open plan to dining space.
- Enclosed, easy-to-maintain side garden. Enclosed rear yard.
- Offered for sale chain-free and ideally located close to lots of schools, shops and transport links, including a short walk to the Glider service.
- Three good-sized bedrooms.
- Bright and airy living room.
- Extended downstairs bathroom with a separate shower cubicle.
- Gas-fired central heating / uPVC double glazing.
- The wider motorway network is easily accessible, as is the city centre, the Royal Victoria Hospital and St Mary's University College, plus lots more!



GROUND FLOOR

Hardwood glass panelled front door to;

ENTRANCE HALL

Tiled floor.

LIVING ROOM

14'3 x 10'6

Bay window, laminated wood effect floor.

KITCHEN / DINING AREA

15'0 x 7'6

Range of high and low level units, single drainer stainless steel sink unit, stainless steel extractor fan, plumbed for washing machine, partially tiled walls, open plan to dining space.

REAR HALLWAY

Gas boiler.

EXTENDED WHITE

BATHROOM SUITE

Bath, telephone hand shower, separate shower cubicle, thermostatically controlled shower unit, low flush w.c, extractor fan, tiled floor, pedestal wash hand basin.

FIRST FLOOR

ADDITIONAL W.C. ON

LANDING

Low flush w.c, pedestal wash hand basin, extractor fan.

BEDROOM 1

11'2 x 10'5

Built-in mirrored slide robes.

BEDROOM 2

9'8 x 8'7

BEDROOM 3

14'8 x 10'2

OUTSIDE

Enclosed rear yard, additional side garden, outdoor tap.











44, Rockville Street, Belfast, BT12 7PB



Total Area: 87.8 m² ... 945 ft²

All measurements are approximate and for display purposes only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	62	62
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	

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 our mortgage advisor on 028 9060 5200.

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.

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

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NEWTOWNARDS
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RENTAL DIVISION
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