

ULSTER PROPERTY SALES

# UPS

**ANDERSONSTOWN BRANCH**

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**24 ST JAMES PLACE,  
BELFAST, BT12 6EH**

**OFFERS AROUND £134,950**

An outstanding and rare opportunity to purchase this charming mid-terrace home that is offered for sale chain-free and benefits from a good-sized, privately enclosed rear garden as well as tremendous doorstep convenience to include accessibility to an abundance of amenities on the nearby Falls and Andersonstown Roads, including schools, shops and transport links, along with the Glider service and a short commute to the city centre, the Royal Victoria Hospital and St Mary's University College, to name a few!

The wider motorway network is also on its doorstep, and the new multi-million-pound Grand Central Station is easily accessible, making commuting easy. The well-appointed accommodation is briefly outlined below.

Three bedrooms on the first floor level, with a principal bedroom with dual windows.

On the ground floor there is a bright and airy living room as well as a fitted kitchen which is open plan to a dining area and has spotlights; there is also a modern downstairs shower room.

Other qualities include oil-fired central heating and UPVC double glazing, as well as a good-sized privately enclosed rear garden that can be hard to come across within this highly sought-after location.

An established location that is in constant demand, and we have no hesitation in recommending an early viewing to avoid disappointment!



## Key Features

- An outstanding opportunity to purchase this charming mid-terrace home ideally placed within this extremely popular residential location that enjoys tremendous doorstep convenience!
- Bright and airy living room.
- Modern ground floor shower room.
- Oil-fired central heating / Upvc double glazing.
- On the doorstep of the wider motorway network, excellent transport links along with the Glider service and ease of access to the city centre and the new multi-million-pound Grand Central Station.
- Three bedrooms, principal bedroom with dual windows.
- Fitted kitchen open plan to a dining area.
- Privately enclosed, good-sized rear garden.
- Freshly decorated.
- Proximity to the Royal Victoria Hospital, St. Mary's University College, lots of schools and so much more; viewing strongly advised!



### GROUND FLOOR

Hardwood glass panelled front door to;

### ENTRANCE HALL

To;

### LIVING ROOM

12'7 x 12'6

Laminated wood effect floor.

### KITCHEN / DINING AREA

15'7 x 7'7

Range of high and low level units, single drainer stainless steel sink unit, stainless steel extractor fan, partially tiled walls, tiled floor, integrated dishwasher, spotlights, open plan to dining space.

### DOWNSTAIRS SHOWER ROOM

Shower cubicle, thermostatically controlled shower unit, low flush w.c, wash hand basin and storage unit, chrome effect sanitary ware, spotlights, tiled walls and floor.

### FIRST FLOOR

#### BEDROOM 1

12'2 x 10'4

#### BEDROOM 2

10'1 x 8'11

#### BEDROOM 3

6'11 x 6'10

Laminated wood effect floor.

### OUTSIDE

Enclosed rear garden and patio, outdoor tap.











24, St James Place, Belfast, BT12 6EH



Total Area: 62.0 m<sup>2</sup> ... 667 ft<sup>2</sup>  
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		57	61
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>Northern Ireland</b>		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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028 9060 5200

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028 9047 1515

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028 9756 1155

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028 9336 5986

CAVEHILL  
028 9072 9270

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