



15 BROADWAY, BELFAST, BT12 6AS



A superb opportunity to purchase this mid-terrace home that benefits from a double-storey extension and therefore offers well-appointed and upgraded living space extending to around 840 sq ft, coupled with this outstanding position boasting tremendous doorstep convenience to include a short walk to an abundance of amenities, including schools, shops and transport links, along with the Glider service, St Mary's University College and the Royal Victoria Hospital, not to mention the wider motorway network on its doorstep and an easy commute to the city centre.

The property is ideally offered for sale chain free and has recently been refurbished. Some of the works include a new silicone-injected damp proof course, a new kitchen and bathroom, and having a double-storey extension that provides the bathroom at the preferred first-floor level. The accommodation is briefly outlined below.

Three bedrooms and a modern shower room on the first floor.

On the ground floor there is a spacious and welcoming entrance hall with spotlights and a sizeable, bright and airy living room that is open plan to a dining space and has access to a separate, newly installed kitchen.

Other qualities include an oil-fired central heating system and UPVC double glazing.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(43-54)	E		
(31-42)	F		
(21-30)	G		
Not energy efficient - higher running costs			
Northern Ireland		58	62
EU Directive 2002/91/EC			

OFFERS AROUND £114,950

Key Features

- Mid-terrace home that benefits from a double-storey extension, well-appointed and upgraded living space and tremendous doorstep convenience.
- Three bedrooms and modern shower suite on the first floor.
- Newly installed kitchen with spotlights.
- On the doorstep of the wider motorway network, easy reach of the city centre and Boucher Road, plus lots of schools and shops.
- Superb first-time purchase or investment.
- Offered for sale chain-free, it has recently been refurbished and is within walking distance of the RVH, St. Mary's University College and excellent transport links, along with the Glider service.
- Spacious and welcoming entrance hall with spotlights and a bright and airy living room that is open plan to a dining area.
- Oil fired central heating system / Upvc double glazing.
- Recently upgraded, some of the works include a silicone-injected damp proof course, a new kitchen, and a bathroom.
- Early viewing recommended.





GROUND FLOOR

Hardwood front door to;

ENTRANCE HALL

Spotlights.

LIVING ROOM / DINING SPACE

21'6" x 9'10"

Open plan to dining space.

NEW KITCHEN

7'9" x 12'2"

Range of high and low level units, single drainer stainless steel sink unit, spotlights.

FIRST FLOOR

BEDROOM 1

13'7" x 11'0"

Spotlights, built-in robes.

BEDROOM 2

9'9" x 8'2"

BEDROOM 3

8'2" x 7'7"

NEW MODERN SHOWER ROOM

Shower cubicle, electric shower unit, low flush w.c. pedestal wash hand basin, chrome effect towel warmer, chrome effect sanitary ware.

OUTSIDE

Enclosed rear yard.

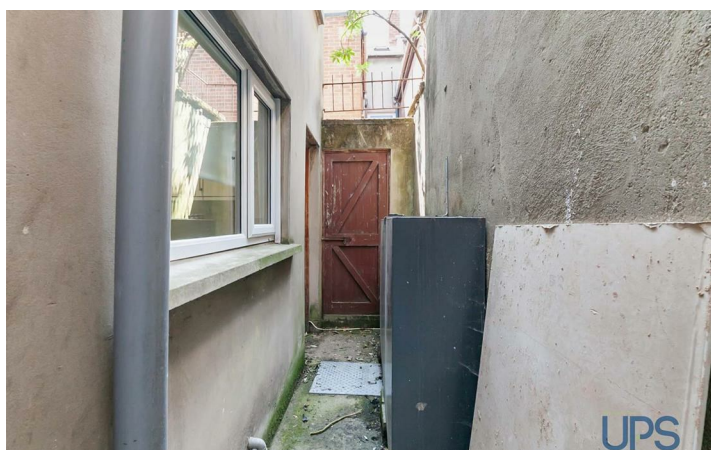
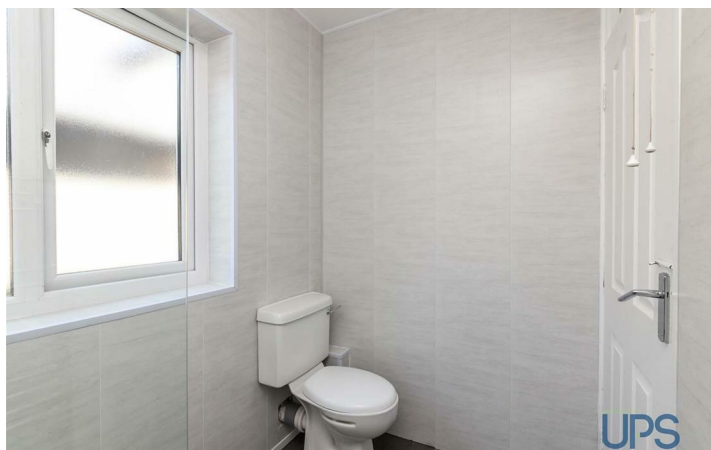
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Questions you may have.

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. 18403318

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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