

ULSTER PROPERTY SALES

# UPS

**ANDERSONSTOWN BRANCH**

138 Andersonstown Road, Belfast,  
Antrim, BT11 9BY

**028 9060 5200**

andersonstown@ulsterpropertysales.co.uk

NETWORK STRENGTH - LOCAL KNOWLEDGE



**45 ROCKDALE STREET,  
BELFAST, BT12 7PA**

**OFFERS OVER £119,950**



A rare opportunity to purchase this sizeable mid-terrace home that benefits from a double-storey extension within this small cul-de-sac setting in the popular 'Rock Streets', ideally placed just off the established Falls Road, and therefore enjoys tremendous doorstep convenience to an abundance of amenities as well as excellent transport links that include bus, taxi and the Glider service, not to mention proximity to the wider motorway network, arterial routes and the city centre, as well as both St Mary's University College and the Royal Victoria Hospital, to name a few!

The new multi-million-pound Grand Central Station is easily accessible, as are lots of schools and, of course, Boucher Road and all the services in Andersonstown; the well-appointed accommodation is briefly outlined below.

Three good-sized bedrooms at first-floor level.

On the ground floor there is a welcoming entrance leading to a bright and airy living room that has a bay window and access to a fitted kitchen as well as a downstairs white bathroom suite.

Other qualities include gas-fired central heating and UPVC double glazing. Together with being offered for sale chain-free, we have no hesitation in recommending an early viewing to avoid disappointment.



## Key Features

- Offered for sale chain-free, this is a superb opportunity to purchase a large mid-terrace home benefitting from a double-storey extension and this small cul-de-sac setting.
- Bright and airy living room with a bay window.
- Downstairs white bathroom suite.
- Tremendous doorstep convenience to include an abundance of amenities on the nearby Falls and Andersonstown Roads, including state-of-the-art leisure facilities, beautiful parklands and proximity to the city centre.
- The Royal Victoria Hospital and St Mary's University are also close by, as well as the Park Centre and the Kennedy Centre, which includes Sainsbury's and ease of access to Lidl and Asda.
- Three good-sized bedrooms.
- Fitted kitchen.
- Gas-fired central heating / UPVC double glazing.
- Accessibility to arterial routes, the wider motorway network and Boucher Road, as well as the new multi-million-pound Grand Central Station.
- Viewing strongly recommended!



### GROUND FLOOR

Hardwood glass panelled front door to entrance porch, inner door to;

#### LIVING ROOM

12'5 12'0

Bay window, fire place;

#### KITCHEN

11'10 11'0

Range of high and low level units, single drainer stainless steel 1 1/2 bowl sink unit, built-in hob and under oven, tiled floor;

#### WHITE BATHROOM SUITE

Bath, electric shower unit, low-flush W.C., pedestal wash hand basin;

### FIRST FLOOR

#### BEDROOM 1

13'0 11'11

#### BEDROOM 2

10'9 7'7

#### BEDROOM 3

10'0 7'1

#### OUTSIDE

Enclosed rear yard.















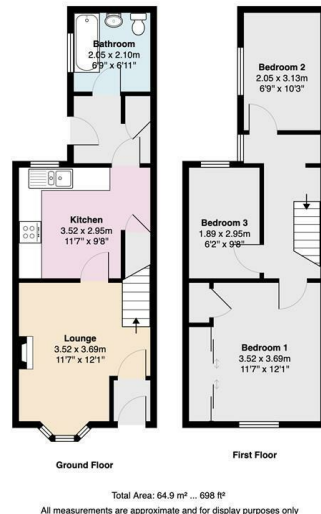






UPS

45 Rockdale Street, BELFAST, BT12 7PA



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		85
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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

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

NEWTOWARDS  
028 9181 1444

RENTAL DIVISION  
028 9070 1000



CWS Properties Ltd; Trading under licence as Ulster Property Sales (Newtownards) Reg. No. NI616437;  
Registered Office: 324 Upper Newtownards Road, Belfast BT4 3EX  
©Ulster Property Sales is a Registered Trademark