

ULSTER PROPERTY SALES

UPS

ANDERSONSTOWN BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**31 MICA DRIVE, FALLS
ROAD, BELFAST, BT12 7NL**

OFFERS OVER £149,950

A rare opportunity to purchase this attractive end of terrace home that is offered for sale chain-free and ideally positioned tucked away within this extremely sought after and established cul de sac position that enjoys tremendous doorstep convenience to include a short walk to lots of schools, shops and transport links including the Glider service and proximity to the Royal Victoria Hospital, St. Marys University College and arterial routes including the wider motorway network and accessibility to the city centre not to mention an abundance of amenities in the nearby Falls and Andersonstown Roads including state of the art leisure facilities, beautiful parklands and so much more!

This well-appointed home has a higher-than-average energy rating (EPC C-69) and must be seen to be fully appreciated; the accommodation is briefly outlined below.

Three bedrooms and a white bathroom suite at first-floor level – access to roof space via a pull-down ladder on the landing.

On the ground floor there is a welcoming entrance hall and a bright and airy living room that has a solid wooden floor, bay window and double doors that lead to a modern fitted kitchen with quartz worktops and splash back and is open plan to a dining space with a double-glazed patio door providing access to the privately enclosed rear garden.

Other qualities include gas-fired central heating, UPVC double glazing and PVC eaves, fascia and guttering.

A beautiful home within this highly convenient residential location that seldom becomes available, and we have no hesitation in recommending an early viewing to avoid disappointment!



Key Features

- A superb end-of-terrace home ideally positioned within this small cul-de-sac setting that seldom becomes available and benefits from tremendous doorstep convenience.
- Bright and airy living room with solid wooden floor, bay window and double doors.
- White bathroom suite on the first floor.
- Offered for sale chain-free and close to lots of schools, shops and transport links, along with the Glider service.
- Arterial routes, the wider motorway network and the new multi-million-pound Grand Central Station are all in proximity, as well as Boucher Road and beautiful parklands.
- Three bedrooms.
- Modern fitted kitchen with quartz worktops and splash back and is open plan to a dining area.
- Privately enclosed rear garden.
- The Royal Victoria Hospital and St Mary's University College are within walking distance, and the city centre is easily accessible.
- Viewing comes strongly recommended for this beautiful home in this fantastic location.



GROUND FLOOR

Upvc Double glazed front door to;

ENTRANCE HALL

Solid wooden floor.

LIVING ROOM

13'9 x 13'2

Solid wooden floor, bay window, double doors to;

KITCHEN / DINING AREA

16'10 x 10'0

Range of high and low level units, single drainer stainless steel sink unit, Quartz work tops, built-in hob, extractor fan, built-in oven, plumbed for washing machine, double glazed sliding patio door to garden.

FIRST FLOOR

BEDROOM 1

9'9 x 9'4

Laminated wood effect floor.

BEDROOM 2

14'6 x 10'2

Laminated wood effect floor.

BEDROOM 3

9'2 x 6'8

Laminated wood effect floor.

WHITE BATHROOM SUITE

Bath with jets, thermostatically controlled shower unit, wall hung wash hand basin, low flush w.c, chrome effect sanitary ware, chrome effect towel warmer, spotlights, pvc stripped ceiling and walls.

OUTSIDE

Enclosed, low Maintenance, flagged rear garden, wall, railings and gates.





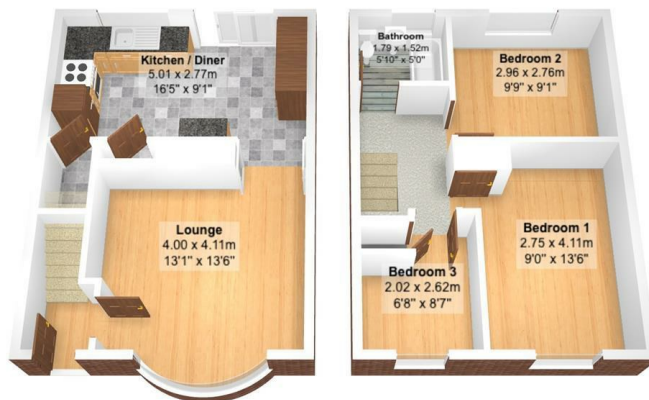






31 Mica Drive, BELFAST, BT12 7NL

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Ground Floor

First Floor

Total Area: 71.0 m² ... 764 ft²

All measurements are approximate and for display purposes only

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|---|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 82 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 69 | |
| (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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BALLYNAHINCH
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NEWTOWNARDS
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RENTAL DIVISION
028 9070 1000

The Property
Ombudsman
SALES

OFT
Approved code

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