



6 IVEAGH CRESCENT, FALLS ROAD, BELFAST, BT12 6AW



A well-appointed extended mid-terrace home superbly placed tucked away in this small cul-de-sac setting and benefiting from a good-sized rear garden together with tremendous doorstep convenience to include accessibility to lots of schools, shops, and transport links along with the Glider service and a short walk to the Royal Victoria Hospital, St. Mary's University College, and an abundance of services on the nearby Falls Road, not to mention ease of access to the city centre and Boucher Road.

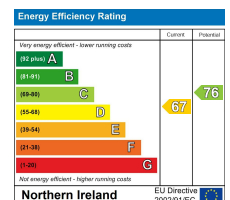
The property is offered for sale chain-free, and the well-flowing accommodation is briefly outlined below.

Three good-sized bedrooms at the first-floor level.

On the ground floor there is a bright and airy living room with a solid wooden floor and spotlights as well as a fitted kitchen, which is open plan to a dining space. There is also a rear hallway that leads to a luxury white bathroom suite with contemporary tiling.

The property benefits further from gas-fired central heating and uPVC double glazing. Re-slatted roof as well as a good-sized enclosed rear garden.

An established location that seldom becomes available, in particular one with access to a rear garden; therefore, we strongly recommend viewing this conveniently located home that is offered for sale chain-free.



OFFERS AROUND £129,950

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Key Features

- Well-appointed extended mid-terrace home superbly placed in this small cul-de-sac setting and has the added bonus of a good-sized privately enclosed rear garden.
- Bright and airy living room with a solid wooden floor and spotlights.
- Luxury white bathroom suite with contemporary tiling.
- Offered for sale chain free.
- Three good-sized bedrooms at the first-floor level.
- Fitted kitchen open to dining space.
- Gas-fired central heating system / UPVC double glazing.
- Tremendous doorstep convenience, to include a short walk to the Royal Victoria Hospital, St. Mary's University College, and an abundance of amenities on the Falls Road.
- Early viewing is recommended for this beautiful and extended mid-terrace home that enjoys this private cul-de-sac setting.
- The wider motorway network is on its doorstep, as is Boucher Road, and the city centre is within very easy reach, as is the new multi-million pound Grand Central Station.



UPS



GROUND FLOOR

Hardwood glass panelled front door to;

ENTRANCE HALL

Solid wooden floor.

LIVING ROOM

13'0 x 10'8

Solid wooden floor, spotlights.

KITCHEN / DINING AREA

13'5 x 7'8

Range of high and low level units, single drainer stainless steel sink unit, plumbed for washing machine, built-in hob, extractor fan, built-in oven, built-in microwave, beautiful tiled floor, open plan to dining space, vertical radiator.

REAR HALLWAY

Storage cupboard, beautiful tiled floor.

LUXURY WHITE

BATHROOM SUITE

Thermostatically controlled shower unit, low flush w.c, wash hand basin with storage unit, chrome effect sanitary ware, contemporary tiled floor.

FIRST FLOOR

BEDROOM 1

11'3 x 11'2

Laminated wood effect floor.

BEDROOM 2

9'4 x 8'7

Built-in slide robes, laminated wood effect floor, Worcester gas boiler.

LANDING

Access via pull down ladder to;

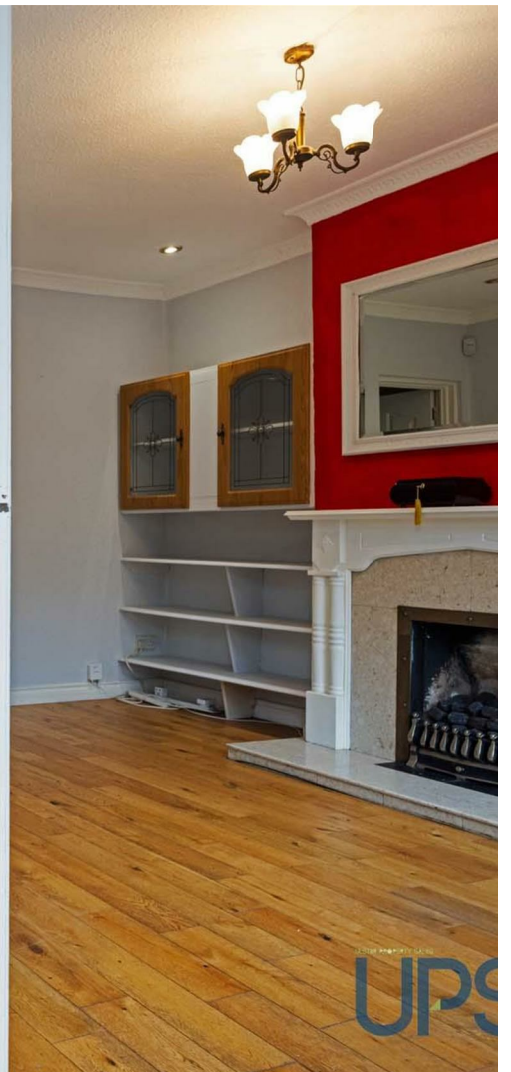
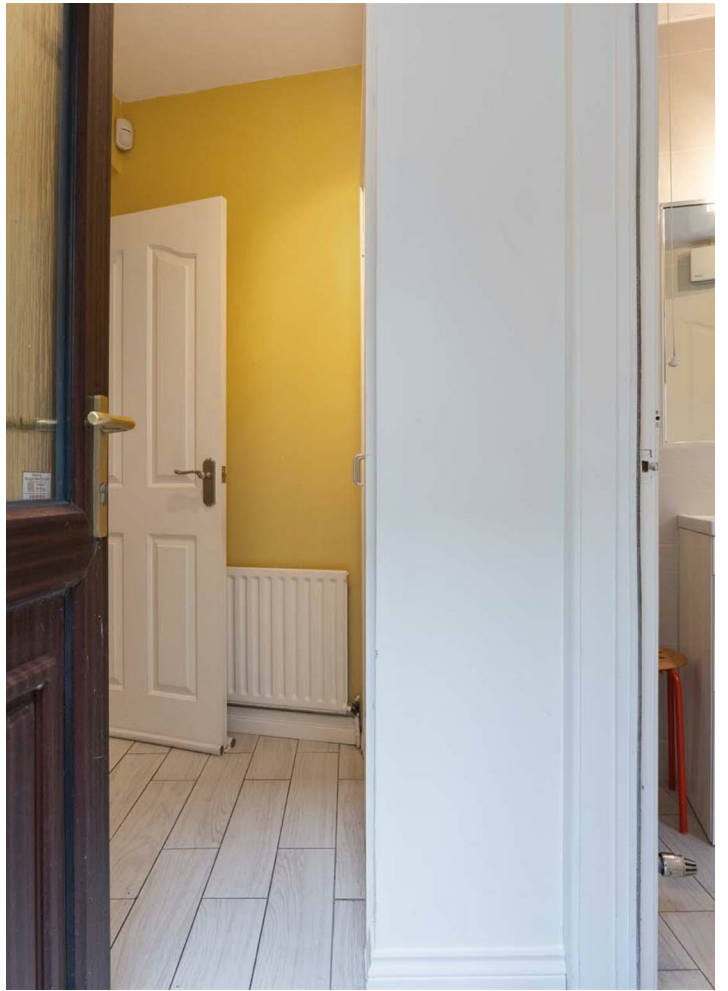
ROOFSPACE

OUTSIDE

Enclosed yard, outdoor tap, access to further enclosed, low maintenance flagged rear garden, small tiled front garden.

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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. 18447858

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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