



11 BEECHMOUNT DRIVE, FALLS ROAD, BELFAST, BT12 7LU



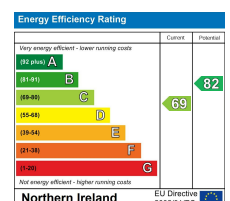
An attractive mid-terrace home ideally placed in the highly sought-after "Beechmount Drive" area of this established residential location that enjoys tremendous doorstep convenience, to include a short walk to lots of schools, shops and excellent transport links. Along with the Glider service, the Royal Victoria Hospital and St. Mary's University College are also within very easy reach, as are the city centre and the wider motorway network, to name a few!

Three bedrooms plus a floored roof space and a shower room complete the upper floors.

On the ground floor there is a spacious and welcoming entrance hall and two separate reception rooms as well as an extended fitted kitchen.

The property also has gas-fired central heating and uPVC double glazing as well as an enclosed rear yard.

There are state-of-the-art leisure facilities, beautiful parklands and cafes/restaurants all within reach – viewing is strongly recommended.



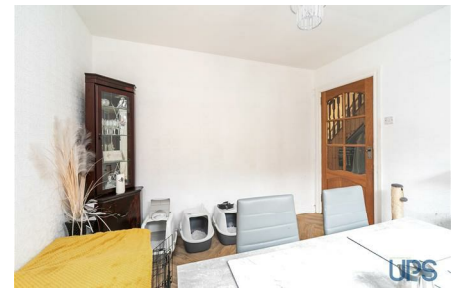
OFFERS AROUND £134,950

11 BEECHMOUNT DRIVE, FALLS ROAD, BELFAST, BT12 7LU

Key Features

- Superbly placed within 'Beechmount Drive', just off the established and highly sought-after Falls Road in proximity to lots of services.
- Two separate reception rooms.
- Shower room on the first floor.
- Enclosed rear yard.
- Lots of amenities on its doorstep, including access to state-of-the-art leisure facilities, beautiful parklands and much more.
- Three bedrooms plus a floored roof space.
- Extended fitted kitchen.
- Gas-fired central heating / UPVC double glazing / Higher than average energy rating (EPC C-69)
- Close to the Royal Victoria Hospital, St Mary's University College and the city centre, as well as arterial routes and the wider motorway network.
- Viewing strongly recommended.





GROUND FLOOR

Upvc double glazed front door to;

SPACIOUS AND WELCOMING ENTRANCE HALL

To;

LIVING ROOM

12'1 x 10'7

Bay window, wood strip floor.

DINING ROOM

10'7 x 10'5

EXTENDED KITCHEN

18'4 x 5'8

Range of high and low level units, single drainer stainless steel sink unit, built-in hob and underoven, spotlights.

FIRST FLOOR

BEDROOM 1

9'10 x 9'9

BEDROOM 2

13'10 x 10'7

BEDROOM 3

7'6 x 7'0

SHOWER ROOM

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

LANDING

Stairs to;

ROOFSpace

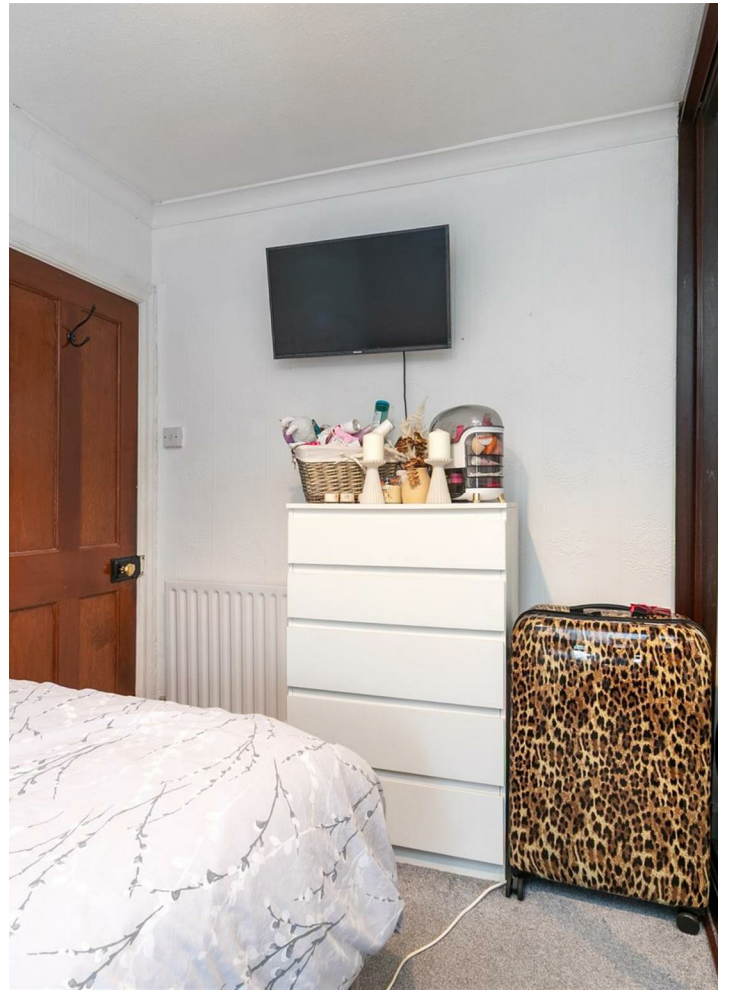
15'1 x 10'4

OUTSIDE

Enclosed rear yard.

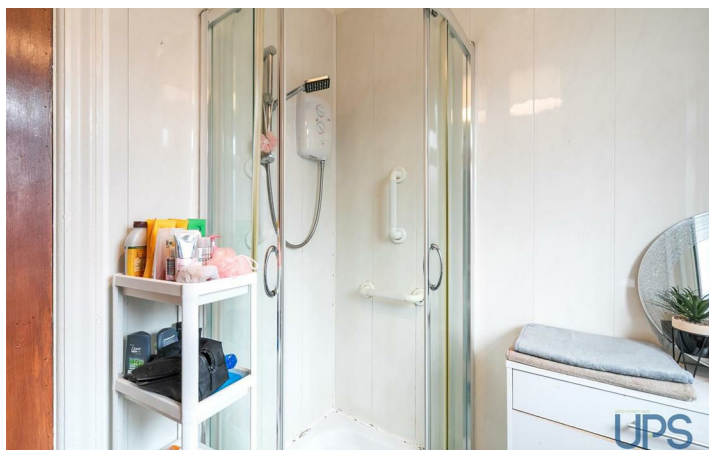
11 BEECHMOUNT DRIVE, FALLS ROAD, BELFAST, BT12 7LU







11 BEECHMOUNT DRIVE, FALLS ROAD, BELFAST, BT12 7LU



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. 18460950

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

NEWTOWNARDS
028 9181 1444

RENTAL DIVISION
028 9070 1000



Conor Beirne trading under licence as Ulster Property Sales (Andersonstown)
©Ulster Property Sales is a Registered Trademark