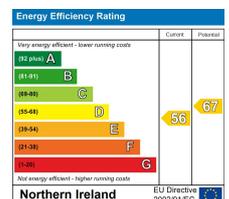




## 36 RODNEY PARADE, OFF DONEGALL ROAD, BELFAST, BT12 6EE



A beautifully presented and finished red brick, extended mid town house that enjoys a prominent position within this established sought after convenient location off the Donegal Road. Located within this established and highly sought-after location that enjoys tremendous doorstep convenience, to include accessibility to local Schools, Shops and transport links to include the Glider service, arterial routes, and motorway network, the Royal Victoria Hospital, Belfast City Hospital and St Mary's University College are all close by. Three, bright, comfortable bedrooms, feature built-in wardrobes. Extended lounge / living / dining area open to an extended high gloss contemporary fitted kitchen. Recently installed luxury fitted white bathroom suite. Upvc double glazed windows. Oil fired central heating system. Good, fresh, youthful presentation throughout. Feature walled area to front while enclosed, secure and private to rear with feature decking. Fantastic first time buy. Well worth a visit.



OFFERS AROUND £129,950

## 36 RODNEY PARADE, OFF DONEGALL ROAD, BELFAST, BT12 6EE

### Key Features

- Beautifully presented and finished red brick extended mid town house.
- Extended lounge / living / dining area open to extended high gloss contemporary fitted kitchen.
- Upvc double glazed windows.
- Good, fresh, youthful presentation throughout.
- Feature wall area to front while enclosed, secure and private to rear with feature decking.
- Three bright, comfortable bedrooms, feature built-in wardrobes.
- Recently installed luxury fitted white bathroom suite.
- Oil fired central heating system.
- Fantastic doorstep convenience.
- Fantastic first time buy / well worth a visit.





## GROUND FLOOR

### ENTRANCE HALL

To;

### EXTENDED LOUNGE / DINING AREA

19'3 x 11'5

Wooden effect strip floor, storage understairs, open to;

### EXTENDED KITCHEN

11'2 x 7'8

Range of high and low level units, formica work surfaces, single drainer stainless steel sink unit, 4 ring ceramic hob, underoven, extractor hood, pvc wall covering, wooden effect strip floor, Upvc double glazed back door.

### LUXURY WHITE

### BATHROOM SUITE

Feature panelled bath, electric shower unit, shower screen, pvc wall coverings, flooring, wash hand basin with vanity unit, chrome heated towel rail.

## FIRST FLOOR

### BEDROOM 1

10'7 x 9'8

Built-in robes.

### BEDROOM 2

7'8 x 7'2

### BEDROOM 3

7'4 x 7'4

Built-in robes.

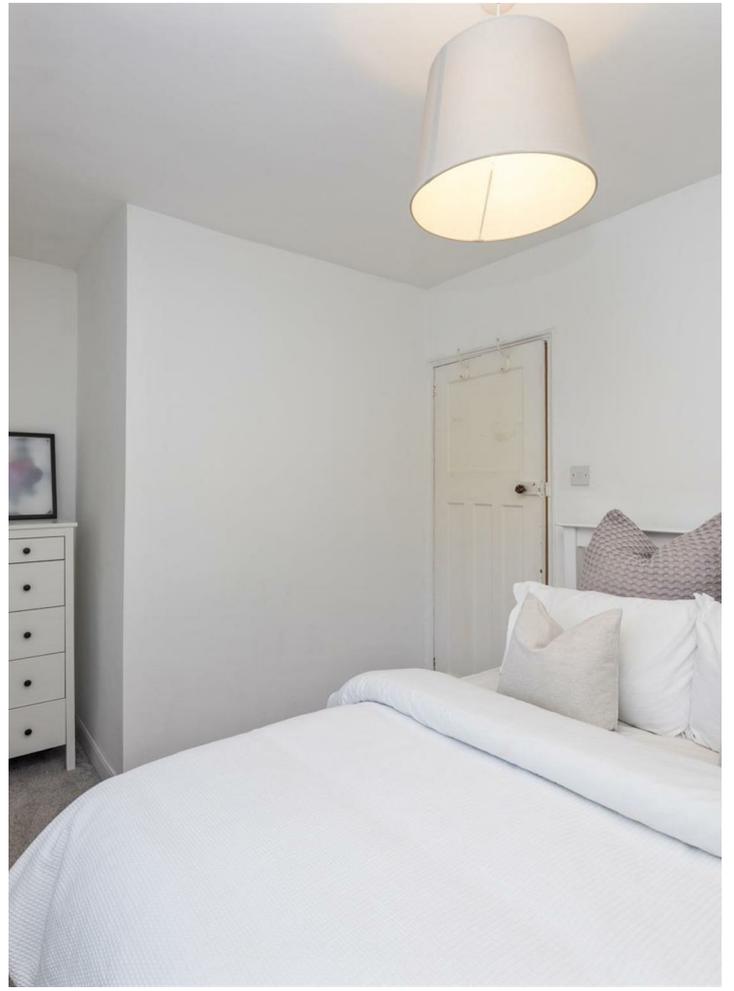
### OUTSIDE

Enclosed, secure and private to rear

with feature composite decking and fencing, housed oil fired boiler. Feature walled area to front.

**36 RODNEY PARADE, OFF DONEGALL ROAD, BELFAST, BT12 6EE**









# 36 RODNEY PARADE, OFF DONEGALL ROAD, BELFAST, BT12 6EE



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. 18495744**

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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