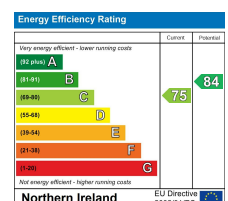




8 ROSS MILL AVENUE, FALLS ROAD, BELFAST, BT13 2QH



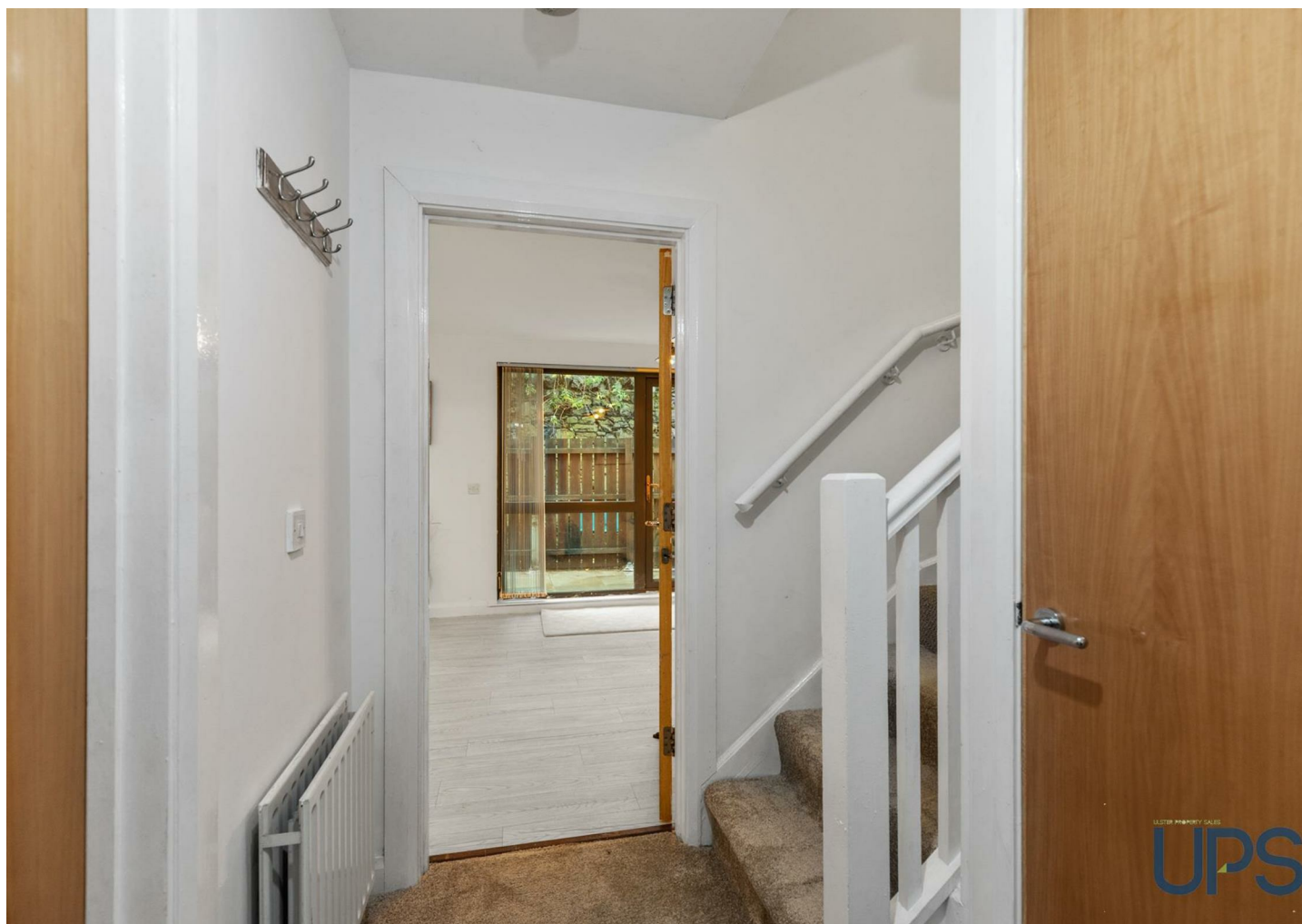
A beautifully presented town house that offers exceptional, well appointed family living accommodation extending to approximately 1073 sq ft. Four excellent, bright, double bedrooms. Principle bedroom with ensuite shower room. Feature built-in mirror slide robes. One generous lounge open to dining area, with patio door / garden access. Newly installed fully fitted kitchen. White bathroom suite. Downstairs cloakroom / w.c. Upvc double glazed windows / doors. Gas central heating system. Fantastic doorstep convenience within walking distance Schools, Shops, Royal Victoria Hospital, Dunville play park and Belfast Transport hub all a sort distance away. Good, fresh, youthful presentation throughout. Private and secure rear garden. Chain free. Well worth a visit.

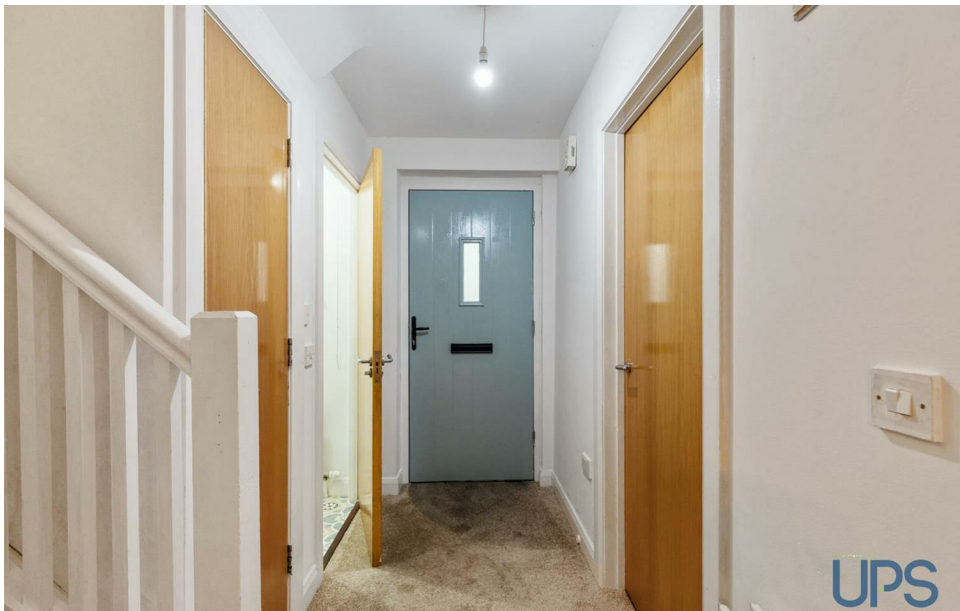


OFFERS AROUND £184,950

Key Features

- A beautifully presented, substantial town house that offers exceptional family living accommodation.
- Principle bedroom with ensuite shower room.
- Fully fitted kitchen.
- Downstairs cloakroom / w.c.
- Gas fired central heating system.
- Four excellent, bright, double bedrooms.
- One generous lounge open to dining area with patio door / garden access.
- White bathroom suite.
- Upvc double glazed windows / doors.
- Private and secure rear garden.





GROUND FLOOR

Feature entrance door to;

ENTRANCE HALL

To;

DOWNSTAIRS W.C

Low flush w.c, wash hand basin with vanity unit, black effect sanitary ware. Separate storage.

LOUNGE / DINING AREA

18'4 x 12'4

Upvc double glazed patio door / garden access. Feature archway open to:

LUXURY FITTED KITCHEN

10'4 x 8'5

Range of high and low level units, formica work surfaces, range of high and low level units, 4 ring gas hob, underoven, overhead extractor hood, single drainer stainless steel sink unit, tiling, plumbed for washing machine, worcester gas boiler.

FIRST FLOOR

PRINCIPLE BEDROOM 1

12'1 x 11'4

Built-in mirror slide robes.

ENSUITE SHOWER ROOM

Shower cubicle, electric shower unit, pedestal wash hand basin, low flush w.c, tiling.

BEDROOM 2

16'5 x 8'5

Built-in mirror slide robes.

LANDING

Walk-in cloaks further storage.

SECOND FLOOR

BEDROOM 3

10'1 x 9'1

Built-in mirror slide robes.

BEDROOM 4

10'4 x 8'4

WHITE BATHROOM SUITE

Panelled bath, telephone hand shower, pedestal wash hand basin, low flush w.c.

OUTSIDE

Private and secure rear garden with feature flagging and fencing.

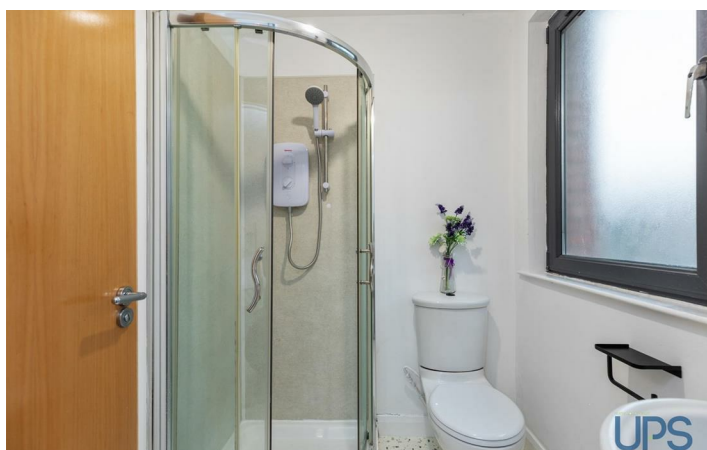
8 ROSS MILL AVENUE, FALLS ROAD, BELFAST, BT13 2QH







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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. 18502919

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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