



ULSTER PROPERTY SALES

UPS

ANDERSONSTOWN BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**12 THE ROSS BUILDING,
ODESSA STREET, FALLS**

OFFERS AROUND £124,950

Tucked away in a private setting just off Odessa Street, this extraordinary ground floor apartment enjoys its own private front door access and a prime position in the heart of Clonard. The property offers outstanding doorstep convenience, just a short walk from the many amenities along the Falls Road, as well as close proximity to the Royal Victoria Hospital, St. Mary's University College, the city centre, arterial routes, the wider motorway network, and the impressive new multi-million-pound Grand Central Station.

Offered for sale chain free, this well-appointed home features spacious and thoughtfully designed accommodation. There are two generously sized bedrooms, each with built-in mirrored slide robes, and the principal bedroom further benefits from a private ensuite shower room. A separate contemporary white bathroom suite is also included.

The large open-plan living area is a standout feature, enhanced by high ceilings and a bright, airy atmosphere. This impressive space flows naturally into a well-equipped kitchen, creating a perfect environment for relaxing or entertaining.

Additional benefits include gas-fired central heating and double glazing throughout, contributing to both comfort and energy efficiency. (EPC C-71)

With excellent transport links—including the Glider service—on the doorstep, and easy access to a wide range of schools, shops, and leisure facilities, this superb ground floor apartment offers an exceptional opportunity. Early viewing is highly recommended.



Key Features

- An exceptional ground floor apartment, superbly positioned and tucked away in this highly sought-after location in the heart of Clonard.
- There are two well-proportioned bedrooms, both featuring built-in mirrored slide robes, with the principal bedroom further enhanced by a private ensuite shower room.
- White bathroom suite.
- This apartment enjoys a private position with direct access to well-maintained communal gardens, offering much-desired outdoor space.
- The new multi-million-pound Grand Central Station is close by, along with arterial routes, the wider motorway network, excellent transport links, and the Glider service.
- Boasting its own front door access and offered for sale chain-free, this apartment also enjoys tremendous doorstep convenience.
- Contemporary open-plan living space incorporating a stylish kitchen and an ideal area for dining and entertaining.
- The property benefits from gas-fired central heating and double glazing throughout. (Higher-than-average energy rating, EPC C-71)
- The Royal Victoria Hospital, St. Mary's University College, and the abundance of amenities on the Falls Road are easily accessible, as is the city centre.
- Offered for sale chain-free, we strongly recommend an early viewing of this eye-catching apartment, which enjoys a central location.



GROUND FLOOR

Own private front door access to.

LIVING / KITCHEN / DINING

19'1 16'10

Open plan to;

KITCHEN

Range of high and low-level units, single drainer stainless steel sink unit, built-in hob and under-oven, stainless steel extractor fan, integrated fridge / freezer.

PRINCIPAL BEDROOM 1

16'9 7'11

Wooden effect stripped floor, built-in mirrored slide robes. Access to;

PRIVATE ENSUITE

SHOWER ROOM

Shower cubicle, electric shower unit, low-flush W.C, pedestal wash hand basin, chrome effect sanitary ware, extractor fan.

BEDROOM 2

12'2 8'3

Wooden effect stripped floor, built-in mirrored slide robes.

WHITE BATHROOM SUITE

White bathroom suite comprising panelled bath, low flush w.c., pedestal wash hand basin, and extractor fan.

OUTSIDE

On-street and gated car-parking, well-maintained communal gardens.





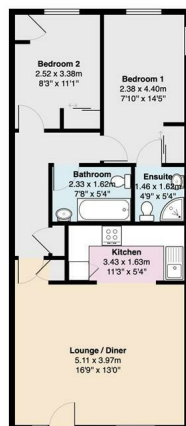






UPS

Apartment 12, The Ross Building, BELFAST, BT13 2QS



Total Area: 61.1 m² ... 658 ft²
All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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.

As part of our legal obligations under The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, we are required to verify the identity of both the vendor and purchaser in every property transaction.

To meet these requirements, all estate agents must carry out Customer Due Diligence checks on every party involved in the sale or purchase of a property in the UK.

We outsource these checks to a trusted third-party provider. A charge of £20 + VAT per person will apply to cover this service.

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