

ULSTER PROPERTY SALES

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ANDERSONSTOWN BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**13 FINN SQUARE, FALLS
ROAD, BELFAST, BT13 2HU**

OFFERS OVER £149,950

Superbly located and tucked away within a small, rarely available cul-de-sac, this large end-of-terrace home is offered chain-free and extends to an impressive 909 sq. ft. Ideally positioned within walking distance of Belfast city centre, the property also benefits from the wide range of amenities available along the Falls Road, including schools, shops, leisure facilities, and excellent transport links. With the Glider service, arterial routes, and the wider motorway network on the doorstep, connectivity is outstanding.

This well-presented home enjoys a higher-than-average energy efficiency rating (EPC C-73) and offers spacious, well-laid-out accommodation. Upstairs, there are three generously sized bedrooms—two of which feature built-in wardrobes—as well as a modern white bathroom suite. Additional built-in storage is available on the landing, providing further practicality.

On the ground floor, a welcoming entrance porch opens into a bright and spacious hallway. The living room is flooded with natural light and offers a comfortable and relaxing space, while the open-plan kitchen flows into a generous dining and entertaining area, ideal for modern family living. A convenient downstairs W.C. is also accessed from this space.

Externally, the home enjoys a privately enclosed, well-maintained rear garden—perfect for relaxing or entertaining outdoors. Further benefits include gas-fired central heating and uPVC double glazing throughout. The new multi-million-pound Grand Central Station is nearby, as are all of Belfast's main hospitals, beautiful parklands, and major retail parks. Offering strong kerb appeal in a highly sought-after and established location, this is a fantastic opportunity not to be missed. Early viewing is strongly recommended.



Key Features

- Spacious end-terrace home extending to 909 sq ft, tucked away in a quiet cul-de-sac within walking distance of the city centre!
- Bright and airy living room.
- Convenient downstairs w.c.
- Privately enclosed, good-sized, and well-maintained rear garden.
- Excellent transport links within a short walk, including the Glider service, with easy access to arterial routes, the wider motorway network, and all of Belfast's hospitals.
- Three generously sized bedrooms, two with built-in robes.
- Open plan kitchen which flows into a generous dining and entertaining area.
- White bathroom suite on first floor.
- Gas central heating system / UPVC double glazing / Higher-than-average energy rating (EPC C-73)
- Offered for sale chain-free, this superb home is in an extremely convenient location, and we have no hesitation in recommending an early viewing.



GROUND FLOOR

Upvc double glazed front door to;

ENTRANCE PORCH

Hardwood glass panelled inner door to;

SPACIOUS AND WELCOMING ENTRANCE HALL

To;

LIVING ROOM

12'10 x 11'1

KITCHEN / DINING AREA

17'3 x 11'6

Range of high and low level units, single drainer stainless steel sink unit, open plan to sizeable dining space, excellent storage cupboard housing gas boiler.

DOWNSTAIRS W.C

Low flush w.c, wash hand basin.

FIRST FLOOR

LANDING

Excellent storage cupboard.

BEDROOM 1

11'1 x 10'3

Built-in robe.

BEDROOM 2

11'8 x 9'10

Built-in robe.

BEDROOM 3

9'0 x 6'10

WHITE BATHROOM SUITE

Bath, low flush w.c, wash hand basin, chrome effect sanitary ware.

OUTSIDE

Good sized, enclosed rear garden.





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13 Finn Square, BELFAST, BT13 2HU

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Total Area: 84.5 m² ... 909 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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RENTAL DIVISION
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