

ULSTER PROPERTY SALES

UPS

ANDERSONSTOWN BRANCH

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Antrim, BT11 9BY

028 9060 5200

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NETWORK STRENGTH - LOCAL KNOWLEDGE



23 AMCOMRI STREET,
FALLS ROAD, BELFAST,

OFFERS AROUND £124,950

A superb opportunity to acquire this extended mid-terrace home, perfectly positioned just off the Falls Road and offering exceptional doorstep convenience. A wide range of schools, shops, transport links, the Glider service, arterial routes and the wider motorway network are all easily accessible. The Royal Victoria Hospital, St Mary's University College, the city centre, and the new multi-million-pound Grand Central Station are also within close proximity.

The first floor comprises three well-proportioned bedrooms.

On the ground floor, you will find a comfortable living room and a kitchen open plan to a dining area, as well as a downstairs bathroom with a white suite.

Further benefits include oil-fired central heating, uPVC double glazing, and an excellent position within this highly sought-after location.

An abundance of local amenities are close at hand, including state-of-the-art leisure facilities, beautiful parklands, and much more.

Early viewing is highly recommended!



UPS

Key Features

- Fantastic opportunity to purchase this extended mid-terrace home, offered chain-free, in a highly sought-after location.
- Comfortable living room.
- Downstairs white bathroom suite.
- Enclosed rear yard.
- The Royal Victoria Hospital, St. Mary's University College, and the city centre are all within easy reach, along with convenient access to the wider motorway network.
- Three bedrooms.
- Kitchen open plan to dining space.
- Oil-fired central heating / Upvc double glazing.
- Fantastic doorstep convenience with easy access to numerous schools, shops, transport links, the Glider service, and major arterial routes.
- Boucher Road and the new multi-million-pound Grand Central Station are also within easy reach. Early viewing is strongly recommended!



GROUND FLOOR

Upvc double glazed front door to entrance porch, tiled floor, inner door to.

LIVING ROOM

12'6 10'5

Wooden effect stripped floor.

KITCHEN / DINING

13'10 10'5

Range of high and low level built-in units, single drainer stainless steel 1 1/2 bowl sink unit, built-in hob and under oven, stainless steel extractor fan, breakfast bar, wooden effect stripped floor.

WHITE BATHROOM SUITE

Bath, electric shower unit, low-flush W.C., wash hand basin, chrome effect sanitary ware, tiled floor, extractor fan.

FIRST FLOOR

BEDROOM 1

13'1 8'5

BEDROOM 2

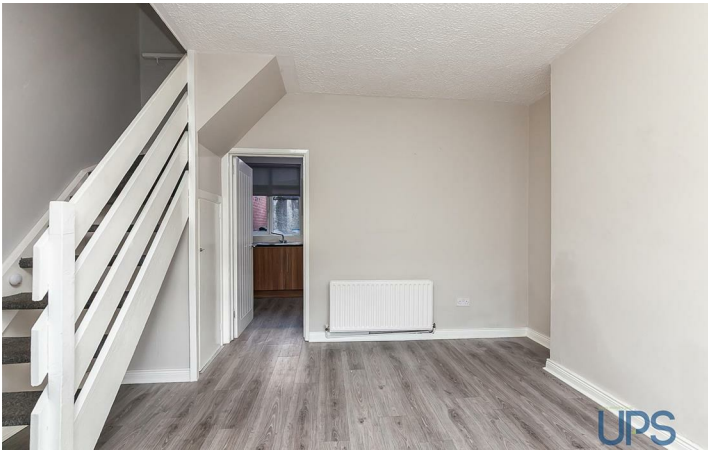
12'6 6'4

BEDROOM 3

9'3 7'6

OUTSIDE

Enclosed rear yard.











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.

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



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