

ULSTER PROPERTY SALES

UPS

ANDERSONSTOWN BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



23 ROCKMOUNT STREET,
FALLS ROAD, BELFAST,

OFFERS AROUND £139,950

Beautifully presented and tastefully upgraded, this extended mid-terrace home is ideally located in the ever-popular 'Rock' Streets. Set within a quiet cul-de-sac, it offers exceptional convenience with excellent nearby schools, shops, transport links, the Glider service, and easy access to arterial routes, the city centre, and the wider motorway network. The Royal Victoria Hospital, St. Mary's University College, Andersonstown's many amenities, leisure facilities, and beautiful parklands are also within easy reach.

The property boasts a strong energy performance rating (EPC C-71) and offers well-appointed accommodation throughout.

At first-floor level, there are three bedrooms.

On the ground floor, you'll find a bright and spacious living room, along with a luxury fitted kitchen offering open-plan dining. This leads to a modern downstairs bathroom featuring a white suite with both a bath and a separate shower, complemented by contemporary tiling and spot lighting.

Further benefits include gas-fired central heating, Upvc double glazing, and a privately enclosed, low-maintenance rear garden/patio.

Early viewing is highly recommended to fully appreciate this beautiful home in such a sought-after location.



Key Features

- A beautifully presented, extended mid-terrace home, ideally tucked away in this highly sought-after cul-de-sac location.
- Bright and airy living room.
- Gas-fired central heating, UPVC double glazing, and a higher-than-average energy rating (EPC C-71).
- A short walk to excellent transport links, including the Glider service, as well as numerous schools and shops.
- There is also an abundance of amenities nearby on Falls Road and in Andersonstown, including state-of-the-art leisure facilities, cafés, restaurants, and beautiful parklands.
- Three bedrooms.
- Modern downstairs bathroom featuring a bath, separate shower, spotlights, and contemporary tiling.
- Luxury fitted kitchen open plan to dining space.
- Close to arterial routes and the wider motorway network, with easy access to the city centre, The Royal Victoria Hospital, and St. Mary's University College.
- Early viewing strongly recommended!



GROUND FLOOR

Upvc double glazed front door to entrance hall.

LIVING ROOM

12'3 12'1

Wooden effect stripped floor.

LUXURY KITCHEN / DINING

14'11 7'1

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, partially tiled walls, wooden effect stripped floor, open plan to dining space.

MODERN WHITE

BATHROOM SUITE

1/2 Pedestal wall hung wash hand basin, low-flush W.C., shower facility, thermostatically controlled shower unit, chrome effect sanitary ware, contemporary tiled floor walls and floor, Pvc stripped ceiling, spotlights.

FIRST FLOOR

BEDROOM 1

11'8 9'11

Laminated wood effect floor.

BEDROOM 2

9'6 8'1

BEDROOM 3

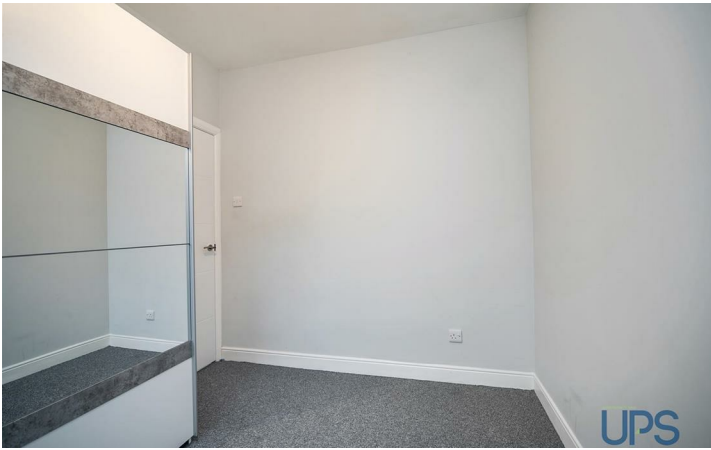
6'10 6'5

OUTSIDE

Privately enclosed, low-maintenance rear garden / patio space.





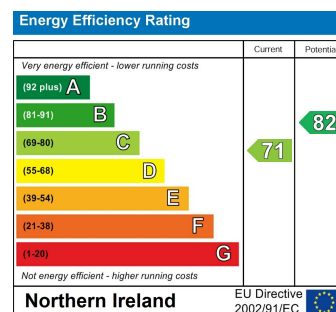




23 Rockmount Street, BELFAST, BT12 7PE



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



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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