

ULSTER PROPERTY SALES

UPS

ANDERSONSTOWN BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



49 FALLSWATER STREET,
FALLS ROAD, BELFAST,

OFFERS AROUND £129,950

This attractive extended mid-terrace property benefits from a substantial double-storey extension and enjoys exceptional doorstep convenience. The location offers a short walk to the Royal Victoria Hospital, St Mary's University College, and the wide range of amenities along the Falls Road, while also providing excellent transport links, including the Glider service and easy access to arterial routes, the wider motorway network, Boucher Road, and Belfast city centre.

The first floor comprises two well-proportioned bedrooms, complemented by a modern white bathroom suite.

On the ground floor, there is a spacious and welcoming entrance hall, along with a bright and airy living room featuring a bay window and open-plan access to a generous dining area. The accommodation is further enhanced by a newly installed luxury high-gloss fitted kitchen, located within the extended section of the property.

Additional benefits include oil-fired central heating, uPVC double glazing throughout, and a privately enclosed rear yard. The property is offered for sale chain-free.

The new multi-million-pound Grand Central Station is also conveniently close, together with an excellent selection of schools, cafés, restaurants, and parklands, making this an ideal home in a highly accessible location. Early viewing is strongly recommended.



Key Features

- An attractive, extended mid-terrace home benefiting from a double-storey extension and offered for sale chain-free.
- Two good-sized bedrooms.
- Newly installed, extended luxury high-gloss fitted kitchen.
- Oil fired central heating / Upvc double glazing.
- An abundance of amenities on the Falls Road, including schools, shops, cafés, restaurants, and leisure facilities.
- The property enjoys tremendous doorstep convenience, with a short walk to the Royal Victoria Hospital, St Mary's University College, and excellent transport links, including the Glider service.
- Bright, airy living room with bay window, open plan to a large dining area.
- A white bathroom suite conveniently located on the preferred first-floor level.
- The city centre and Boucher Road are easily accessible, as is the new multi-million-pound Grand Central Station.
- Early viewing strongly recommended!



GROUND FLOOR

Upvc double glazed front door to spacious and welcoming entrance hall, centre rose, cornicing.

LIVING ROOM / DINING ROOM

22'2 x 8'8

Bay window, wooden effect stripped floor, open plan to dining space.

NEWLY INSTALLED EXTENDED KITCHEN / DINING

14'8 x 6'3

Range of high and low level built-in units finished in high gloss, single drainer stainless steel sink unit, built-in hob and under oven, stainless steel extractor fan, wooden effect stripped floor, open plan to dining space.

FIRST FLOOR

Hot-press / storage on landing.

BEDROOM 1

12'3 x 9'6

Dual windows.

BEDROOM 2

9'8 8'4

WHITE BATHROOM SUITE

Bath, telephone hand shower, low-flush W.C, pedestal wash hand basin, chrome effect sanitary ware, wooden stripped ceiling, partially tiled walls.

OUTSIDE

Privately enclosed rear yard.





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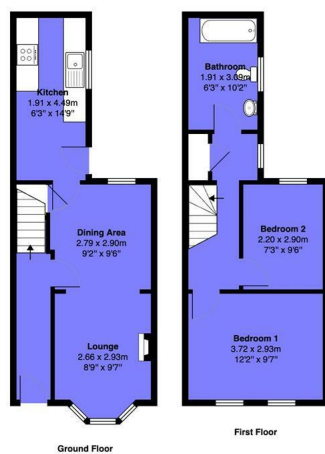






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49 Fallswater Street, BELFAST, BT12 6BZ



Total Area: 62.5 m² ... 673 R²
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		75
(55-68) D		
(39-54) E	41	
(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

NEWTOWARDS
028 9181 1444

RENTAL DIVISION
028 9070 1000



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