ULSTER PROPERTY SALES
UPS

ANDERSONSTOWN BRANCH
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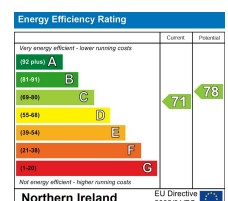andersonstown@ulsterpropertysales.co.uk

NETWORK STRENGTH – LOCAL KNOWLEDGE

48 MICA DRIVE, FALLS ROAD, BELFAST, BT12 7NN

A comfortable well appointed and maintained mid townhouse that enjoys a south facing, elevated position within this established cul de sac. Three good, bright, double bedrooms. One generous reception room with feature media wall. Luxury fitted kitchen open to a casual dining area with feature double patio doors. Contemporary fitted shower suite with feature shower enclosure. Upvc double glazed windows. Gas fired central heating system. Good, fresh presentation throughout. Established, sought after location within easy walking distance of schools and excellent transport links. This location is also a short walk to the Royal Victoria Hospital, St Mary's University College and a wide range of amenities on the Falls Road. The Glider service and main arterial routes, the wider motorway network and Boucher Road are all close by. Well worth a visit.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	71	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Northern Ireland | EU Directive 2002/91/EC

OFFERS AROUND £159,950

48 MICA DRIVE, FALLS ROAD, BELFAST, BT12 7NN

Key Features

- Well appointed mid town house that enjoys a south facing elevated position within this established cul de sac.
- One generous reception room with feature media wall.
- Contemporary fitted shower suite with feature shower enclosure.
- Gas fired central heating system.
- Established, sought after location within easy walking distance of schools and excellent transport links.

- Three good, bright, double bedrooms.
- Luxury fitted kitchen open to a casual dining area with feature double patio doors.
- Upvc double glazed windows.
- Good, fresh presentation throughout.
- Well worth a visit.

GROUND FLOOR
Upvc double glazed entrance door to;

ENTRANCE HALL
Ceramic tiled floor.

LOUNGE
14'4 x 12'19
Feature media wall, contemporary boxed fire effect inset, feature flooring, open to;

LUXURY FITTED KITCHEN / DINING AREA
16'6 x 10'2
Range of high and low level units, formica work surfaces, single drainer modern sink unit, 4 ring ceramic hob, underoven, overhead extractor hood, plumbed for washing machine, breakfast bar. Upvc double glazed double patio doors.

FIRST FLOOR

BEDROOM 1
11'8 x 11'2
Wooden effect strip floor, wall panelling.

BEDROOM 2
11'8 x 9'5
Wooden effect strip floor, gas boiler.

BEDROOM 3
10'2 x 7'8
Built-in robes.

LUXURY FITTED SHOWER SUITE
Feature shower enclosure with feature black chrome shower head, low flush w.c. wash hand basin, feature tiling and floor coverings, heated towel rail.

OUTSIDE
Gardens to front while enclosed, private and south facing to rear.

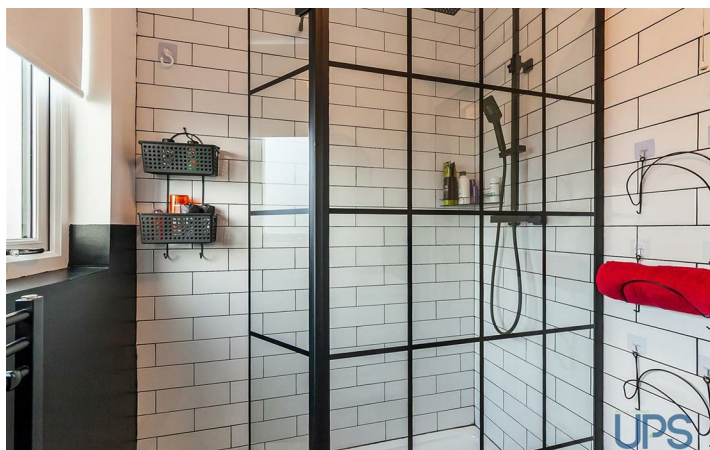# 48 MICA DRIVE, FALLS ROAD, BELFAST, BT12 7NN

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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 Andersonstown on .

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. 18564292

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.