



**48 IRIS DRIVE, BELFAST,  
BT12 7BL**

**OFFERS AROUND £129,950**

An extended mid-terrace home ideally positioned within this established and highly sought-after residential location, offering exceptional doorstep convenience. The property benefits from easy access to a wide range of schools, shops and transport links, including the Glider service, major arterial routes, and the wider motorway network. The city centre and Boucher Road are both within a short commute, while the Royal Victoria Hospital and St Mary's University College are also close by, along with a variety of cafés, restaurants, and parklands.

The property further benefits from a large, privately enclosed rear garden enjoying a bright southerly aspect and attractive views towards Black Mountain. Additional advantages include a higher-than-average energy efficiency rating (EPC C-73).

The accommodation is briefly outlined as follows:

On the first floor there are three well-proportioned bedrooms.

On the ground floor there is a comfortable living room with access to a kitchen / dining area, along with an extended modern shower room featuring spotlights.

The property is further enhanced by uPVC double glazing and gas-fired central heating.

A beautiful home set close to a wealth of amenities, and we have no hesitation in recommending early viewing to avoid disappointment.



# Key Features

- An extended mid-terrace home boasting a generously sized, privately enclosed rear garden that benefits from a bright, sunny southerly aspect.
- Three bedrooms.
- Kitchen open plan to dining space.
- Living room.
- Easy access to the city centre, major arterial routes, the wider motorway network, and Boucher Road.
- A short walk to the Royal Victoria Hospital, St. Mary's University College, and a wealth of amenities along the Falls and Springfield Roads, including schools, shops, and excellent transport links such as the Glider service.
- Extended modern shower room on the ground floor, featuring contemporary spotlights.
- Gas-fired central heating system, UPVC double glazing, and a higher-than-average energy rating (EPPC 73).
- Covered yard leading to a large, privately enclosed rear garden with attractive views towards Black Mountain, enjoying a bright southerly aspect.
- Viewing strongly recommended!



## GROUND FLOOR

Upvc double glazed front door to;

## ENTRANCE HALL

To;

## LIVING ROOM

12'8 x 12'4

## KITCHEN / DINING AREA

12'10 x 7'9

Range of high and low level units, single drainer stainless steel sink unit, built-in hob and underoven, stainless steel extractor fan, integrated fridge and freezer, partially tiled walls, tiled floor, open plan to dining space.

## REAR HALLWAY

Gas boiler / store.

## EXTENDED LUXURIOUS SHOWER ROOM

Large shower cubicle with thermostatically controlled shower unit, low flush w.c, wash hand basin and storage unit, spotlights, pvc panelled ceiling and walls.

## BEDROOM 1

12'9 x 9'5

## BEDROOM 2

10'10 x 7'1

## BEDROOM 3

8'4 x 5'10

## OUTSIDE

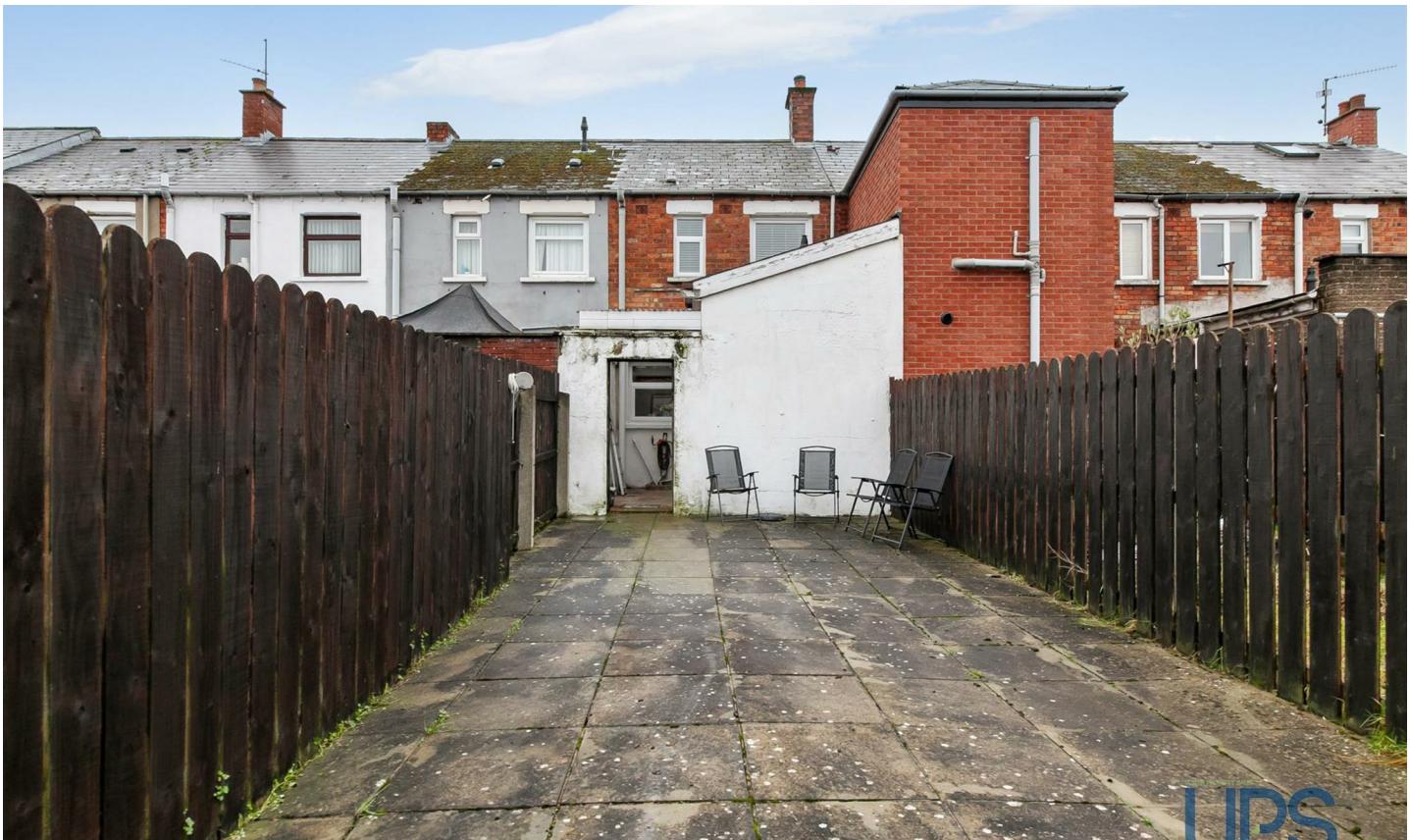
Covered yard, outdoor tap, access to large rear garden, attractive view of Black Mountain.







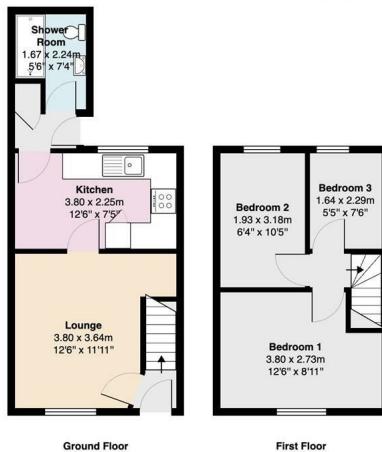




UPS

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UPS



Total Area: 50.9 m<sup>2</sup> ... 548 ft<sup>2</sup>  
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	73	79
(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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