



1 RODNEY DRIVE, DONEGALL ROAD, BELFAST, BT12 6DZ



A comfortable, well presented and finished, extended red brick end town house that enjoys a prominent position within this popular established location. Three bright, well appointed bedrooms. One generous reception room with feature bay window. Extended fitted kitchen open to a casual dining area with feature built-in seating. Newly installed luxury fitted white bathroom suite separate cloaks space. Upvc double glazed windows / doors. Gas fired central heating system (Worcester boiler) . Enclosed and secure to rear. Outhouse / storage / plumbed for washing machine. Good presentation throughout. Fantastic doorstep convenience within close proximity to leading nearby schools, shops and transport links, to include the Glider service, arterial routes and the wider motorway network. The Royal Victoria Hospital, Belfast City Hospital and St Mary's University College are all within an easy walking distance. A tremendous first time buy opportunity, well worth a visit.

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(94-100) A		
(81-93) B		
(69-80) C	73	80
(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		

OFFERS AROUND £129,950

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Key Features

- A comfortable, well presented and finished, extended red brick end town house that enjoys a prominent position within this popular location.
- One generous reception room with feature bay window.
- Newly installed luxury fitted white bathroom suite.
- Gas fired central heating system.
- Outhouse / storage / plumbed for washing machine.
- Three bright, well appointed bedrooms.
- Extended fitted kitchen open to a casual dining area with feature seating.
- Upvc double glazed windows / doors.
- Enclosed and secure to rear.
- Good presentation throughout / Fantastic first time buy.





GROUND FLOOR

Upvc double glazed entrance door to;

ENTRANCE HALL

To;

LOUNGE

12'6 x 11'3

Feature bay window.

EXTENDED FITTED KITCHEN / DINING AREA

16'5 x 10'5

Range of high and low level units, formica work surfaces, overhead extractor hood, tiling, ceramic tiled floor, plumbed for dishwasher, single drainer stainless steel sink unit, open to casual dining area, feature vertical radiator, built-in seating with storage.

REAR PORCH / CLOAKS SPACE

Cloaks space.

LUXURY WHITE BATHROOM SUITE

Newly installed luxury white bathroom suite with paneled bath, wash hand basin with vanity unit, thermostatically controlled shower unit, shower screen, pvc wall coverings and ceilings, downlighters, feature mirror.

FIRST FLOOR

PRINCIPLE BEDROOM 1

11'2 x 9'3

Worcester gas boiler.

BEDROOM 2

9'9 x 8'5

BEDROOM 3

7'0 x 6'9

OUTSIDE

Walled to front with pedestrian while secure and private to rear.

OUTHOUSE

Storage / plumbed for washing machine.

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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. 18587937

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.

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