



**22 IVEAGH PARADE, FALLS  
ROAD, BELFAST, BT12 6AZ**

**OFFERS AROUND £129,950**

An extended mid-terrace home ideally positioned within this highly sought-after location, offering exceptional doorstep convenience. The property is within a short walk of a wide range of amenities along the Falls Road, including schools, shops, excellent transport links and the Glider service. Major arterial routes and the wider motorway network are also easily accessible. In addition, the Royal Victoria Hospital and St Mary's University College are close by, while Belfast City Centre and Boucher Road are just a short commute away.

This chain-free property benefits from a higher-than-average energy rating (EPC C-72), adding to its overall appeal.

The accommodation is well-proportioned and briefly comprises three bedrooms and a modern shower room on the first floor.

The ground floor offers a spacious and welcoming entrance hall, two separate reception rooms, and an extended fitted kitchen.

Further benefits include gas-fired central heating, uPVC double glazing, a small front garden, and a privately enclosed rear yard.

Ideally located close to an abundance of amenities, this attractive home is sure to appeal to a wide range of purchasers. Early viewing is highly recommended to avoid disappointment.



# Key Features

- A generous, extended mid-terrace home of approximately 727 sq ft, offered for sale chain-free in this highly desirable location!
- Two separate reception rooms.
- Shower room located on the first floor.
- Enjoying tremendous doorstep convenience, with easy access to a wide range of schools, shops, and transport links, including the Glider service.
- Major arterial routes, the wider motorway network, and the city centre are all easily accessible, as are Boucher Road and the new multi-million-pound Grand Central Station.
- Three bedrooms.
- Extended fitted kitchen.
- Gas-fired central heating, uPVC double glazing, and a higher-than-average energy rating (EPC C-72)
- Within a short walk of the Royal Victoria Hospital, St. Mary's University College, and a wide range of amenities along the Falls Road.
- Early viewing is strongly recommended for this superb opportunity in such a convenient location!



## GROUND FLOOR

Upvc double glazed front door to;

## SPACIOUS AND WELCOMING ENTRANCE HALL

Wooden effect stripped floor.

## LIVING ROOM

10'5 x 9'11

Wooden effect stripped floor.

## DINING ROOM

16'2 x 10'6

Wooden effect stripped floor.

## EXTENDED KITCHEN

13'9 x 7'11

Range of high and low level units, single drainer stainless steel sink unit, built-in hob and under oven, stainless steel extractor fan, tiled floor.

## FIRST FLOOR

### BEDROOM 1

10'5 x 10'2

Wooden effect stripped floor.

### BEDROOM 2

10'1 x 9'4

Wooden effect stripped floor.

### BEDROOM 3

7'2 x 7'1

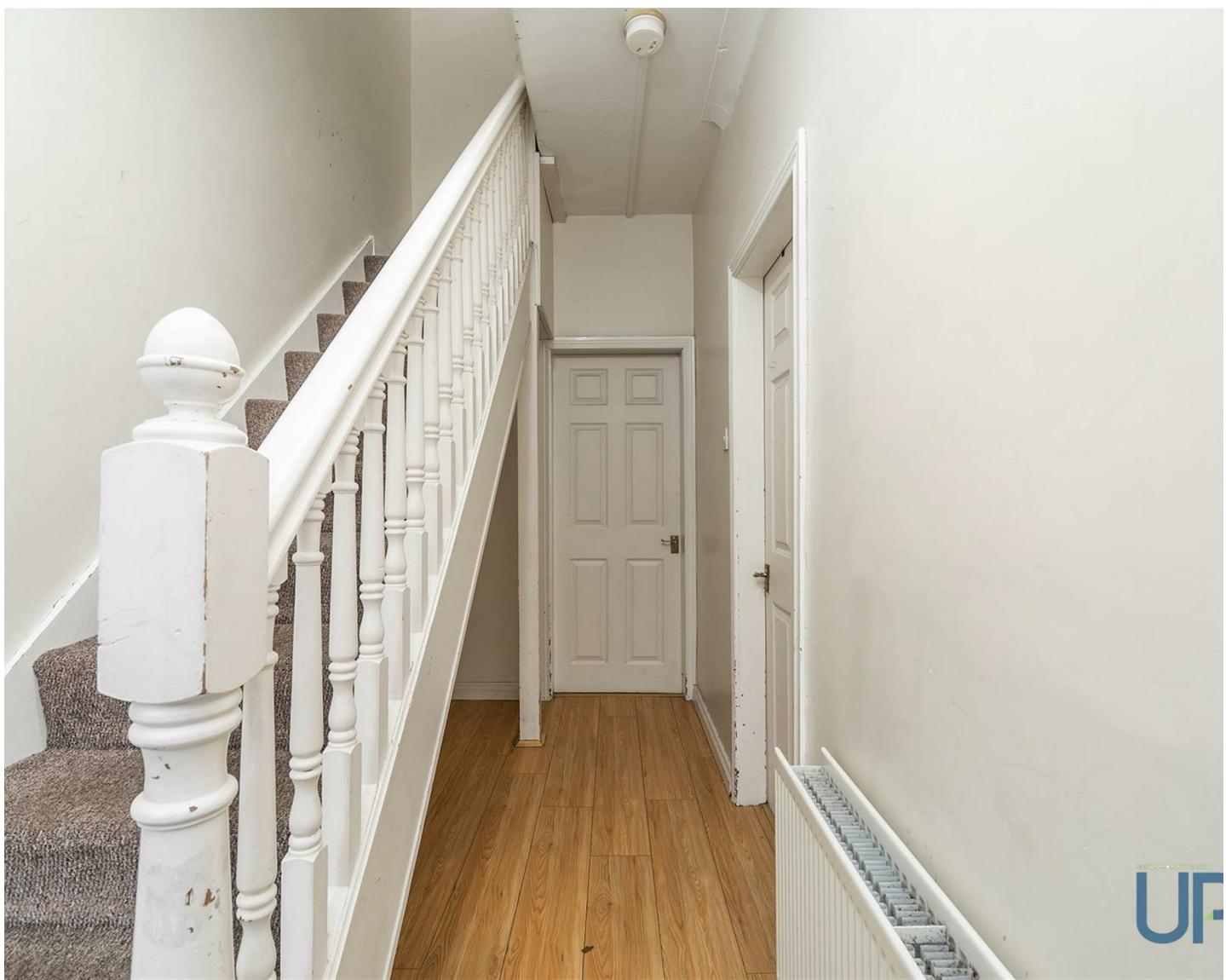
Wooden effect stripped floor.

## SHOWER ROOM

Shower cubicle, thermostatically controlled shower unit, low-flush w.c., pedestal wash hand basin, chrome effect sanitary ware, chrome effect towel warmer, extractor fan, tiled walls and floor.

## OUTSIDE

Small enclosed front garden. Privately enclosed rear yard, outdoor tap.

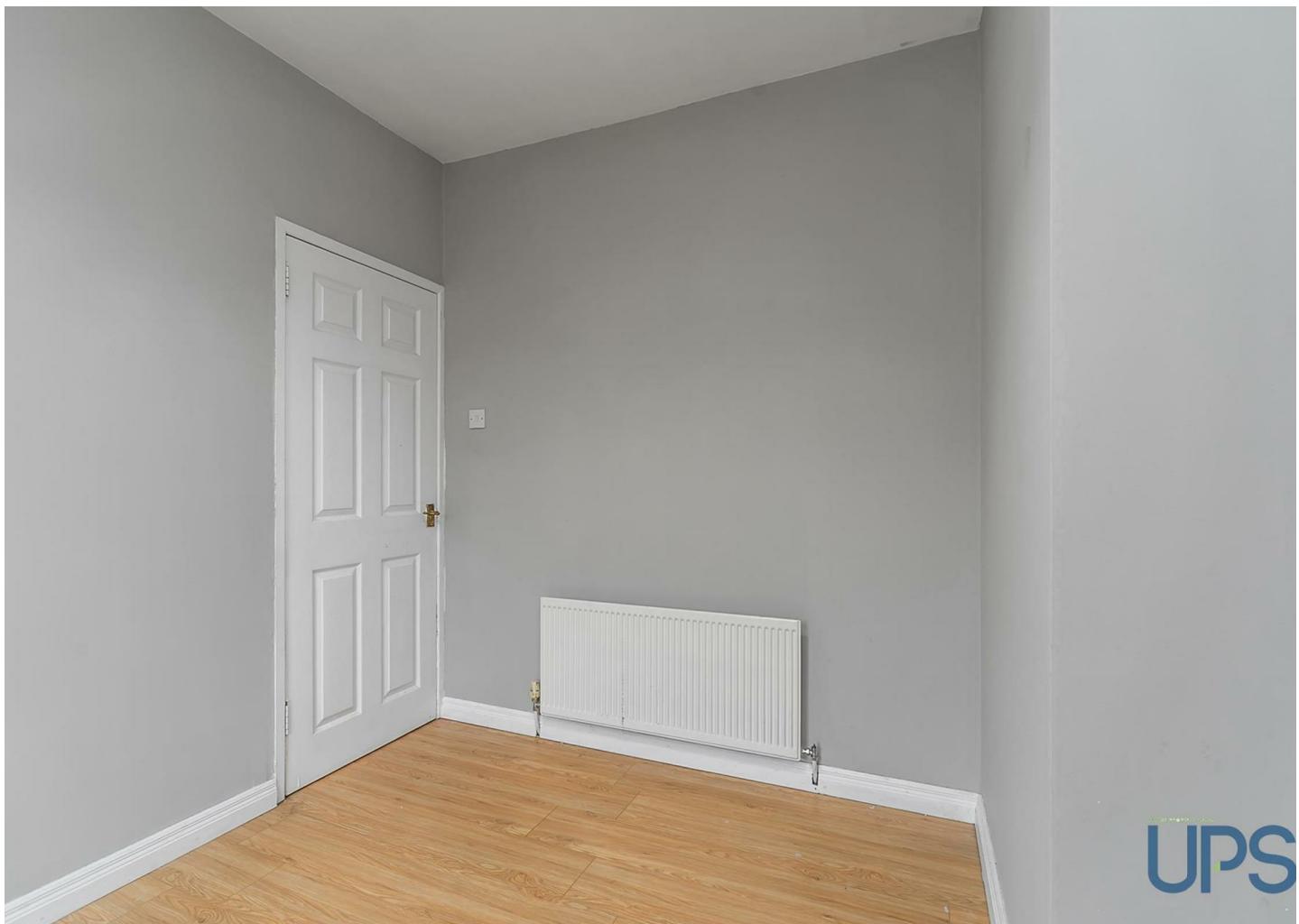








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**UPS**



Total Area: 67.5 m<sup>2</sup> ... 727 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                                   |         | 81        |
| (69-80) C                                   |         | 72        |
| (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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