

ULSTER PROPERTY SALES

UPS

ANDERSONSTOWN BRANCH

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Antrim, BT11 9BY

028 9060 5200

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**93 CLOWNEY STREET, FALLS
ROAD, BELFAST, ANTRIM,**

OFFERS AROUND £124,950

An attractive and extended red-brick period home, ideally positioned in a highly sought-after and well-established residential area. This superb location offers exceptional convenience, with a wide range of local amenities on the doorstep, including reputable schools, shops, and excellent transport links such as the Glider service, arterial routes, and the wider motorway network. Key destinations including the Royal Victoria Hospital, St. Mary's University College, and the city centre are all easily accessible—making this chain-free property an outstanding purchase opportunity.

The first floor comprises two well-proportioned bedrooms, a modern shower room, and access to a developed roof space.

On the ground floor, the property features a bright and spacious living room, a separate dining room, and a fitted kitchen, offering a practical and comfortable layout for everyday living.

Further benefits include gas-fired central heating, uPVC double glazing, a double-storey extension, and an enclosed rear yard.

Early viewing is highly recommended to fully appreciate all that this home has to offer.



Key Features

- A charming and extended red-brick home, offered chain-free and superbly positioned to enjoy exceptional doorstep convenience.
- First floor shower room.
- Kitchen.
- Ideally located near the Falls Road, with an abundance of schools, shops, and transport links, including easy access to the Glider service.
- Ideally situated close to major arterial routes and the motorway network, with a wealth of local amenities in Andersonstown.
- Two bedrooms, with access to a developed roof space.
- Two separate reception rooms.
- Gas heating / Upvc double glazing.
- Superbly positioned, with easy access to the Royal Victoria Hospital, St. Mary's University College, the city centre, and Boucher Road.
- Early viewing strongly recommended!



GROUND FLOOR

Upvc double glazed front door to entrance porch;

LIVING ROOM

DINING ROOM

KITCHEN

FIRST FLOOR

BEDROOM 1

BEDROOM 2

SHOWER ROOM

OUTSIDE

Enclosed rear yard.



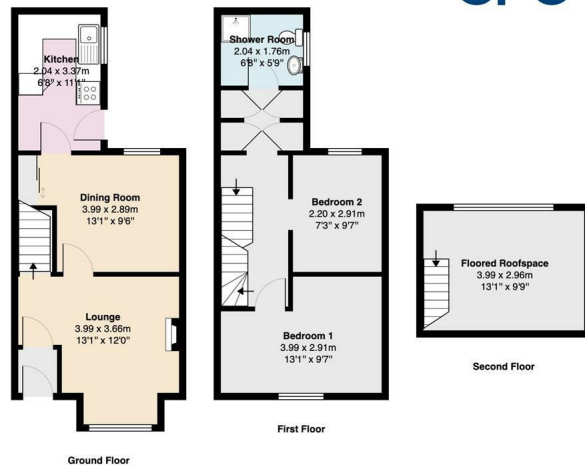








93 Clowney Street, BELFAST, BT12 7LZ



Total Area: 74.5 m² ... 802 ft²
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			
(55-68) D		64	70
(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.

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

NEWTOWNARDS
028 9181 1444

RENTAL DIVISION
028 9070 1000



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