

ULSTER PROPERTY SALES

UPS

ANDERSONSTOWN BRANCH

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Antrim, BT11 9BY

028 9060 5200

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**20 BALLYMURPHY ROAD,
OFF WHITEROCK ROAD,**

OFFERS AROUND £149,950

A substantial well appointed mid town house that offers excellent bright and airy family living accommodation throughout. Offering fantastic doorstep convenience this property benefits from nearby Schools, Shops, transport links to include all the local amenities in Andersonstown, leisure facilities, arterial routes and the wider motorway network all easily accessible. Four good comfortable double bedrooms and one generous reception room. Fitted kitchen. White shower suite. Upvc double glazed windows. Oil fired central heating system. Private and secure rear gardens. Good presentation. Competitively priced first time buy or excellent investment that enjoys the perfect position that continues to be in high demand. Chain free. Well worth a visit.

Key Features

- A substantial well appointed mid town house that offers excellent bright family living accommodation throughout.
- One generous reception room.
- White Shower suite
- Oil fired central heating.
- Good first time buy.
- Four good comfortable double bedrooms
- Fitted Kitchen
- Upvc double glazed windows.
- Private rear garden.
- Chain Free.

GROUND FLOOR

Feature Upvc entrance door;

ENTRANCE HALL

Feature wooden stripped floor, storage under stairs, built-in cupboard.

LOUNGE

Feature fireplace, inset and hearth, wooden stripped floor.

FITTED KITCHEN

15'4 x 11'5

Range high and low level units, work surfaces, 4 ring hob, under oven, over head extractor hood, tiling, feature flooring, plumbed for washing machine.

LUXURY SHOWER SUITE

Feature shower cubicle, electric shower unit, wash hand basin, vanity unit, feature pvc wall coverings.

FIRST FLOOR

PRINCIPE BEDROOM 1

12'5 x 11'9

Wooden effect stripped flooring, built-in cupboard.

BEDROOM 2

10'2 x 8'9

Wooden effect stripped floor.

BEDROOM 3

10'3 x 7'4

BEDROOM 4

11'1 x 10'6

ROOFSPACE

Accessed by Slingsby type ladder.

OUTSIDE

Walled area to front, private rear gardens, housed oil fired boiler and tank.









20, Ballymurphy Road, Belfast, BT12 7JL



Ground Floor



First Floor

Total Area: 83.7 m² ... 901 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			
(39-54) E		56	64
(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

BANGOR
028 9127 1185

DONAGHADEE
028 9188 8000

GLENGORMLEY
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RENTAL DIVISION
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028 9756 1155

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028 9064 1264

NEWTOWNARDS
028 9181 1444



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