

ULSTER PROPERTY SALES

UPS

ANDERSONSTOWN BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**434 SPRINGFIELD ROAD,
BELFAST, BT12 7DW**

OFFERS AROUND £144,950

A superb opportunity to purchase this well-appointed semi-detached home, ideally positioned fronting the popular and convenient Springfield Road. The property enjoys excellent accessibility to a wide range of nearby schools, shops, and transport links, as well as close proximity to the Royal Victoria Hospital, Belfast city centre, the wider motorway network, and the new multi-million pound Grand Central Station, to name just a few.

The accommodation comprises three bedrooms and a family bathroom on the first floor. On the ground floor there are two reception rooms, along with a fitted kitchen.

The property further benefits from a gas-fired central heating system, uPVC double glazing, and a higher-than-average energy rating (EPC C - 71).

A wealth of amenities are available on the nearby Springfield and Falls Roads, as well as Andersonstown, including leisure facilities, cafés, restaurants, and beautiful parklands. Within a short walk is the popular and recently redeveloped Springfield Dam and Park, offering scenic walks and green space.

The property is also conveniently located close to Belfast Metropolitan College and other local educational facilities.

Early viewing is strongly recommended.



Key Features

- Ideally located fronting the popular and highly convenient Springfield Road, offering outstanding doorstep convenience to a wide range of amenities.
- Two separate reception rooms.
- Bathroom on the first floor.
- Enclosed rear garden.
- Situated close to Belfast Metropolitan College, the Royal Victoria Hospital, and the new multi-million pound Grand Central Station.
- Three bedrooms.
- Kitchen.
- Benefiting from gas-fired central heating, uPVC double glazing, and a higher-than-average energy rating (EPC C - 71).
- Ideally positioned close to a wide range of schools, shops, and transport links, with excellent access to arterial routes, the wider motorway network, and Belfast city centre.
- Early viewing strongly recommended!



GROUND FLOOR

Upvc double glazed front door to entrance hall.

LOUNGE

13'2 x 9'5
Bay window.

DINING ROOM

10'6 x 7'11
Spotlights.

UTILITY CUPBOARD

Plumbed for washing machine.

KITCHEN

11'3 x 9'3
Range of high and low level units, single drainer stainless steel sink unit, stainless steel extractor fan, Upvc double glazed back door.

FIRST FLOOR

BEDROOM 1

10'0 x 8'8

BEDROOM 2

9'7 x 8'7

BEDROOM 3/ STUDY

6'11 x 5'0

BATHROOM

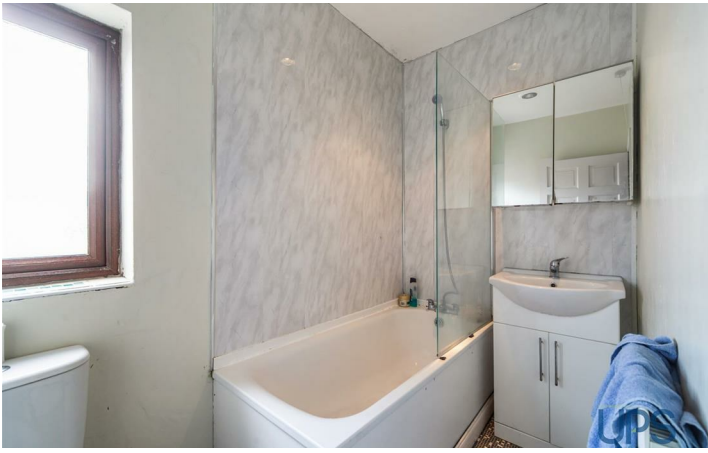
Bath, low-flush W.C, wash hand basin, spotlights.

OUTSIDE

Enclosed rear garden.









434, Springfield Road, Belfast, BT12 7DW



Ground Floor

First Floor

Total Area: 60.7 m² ... 653 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		71	77
(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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