

ULSTER PROPERTY SALES

UPS

ANDERSONSTOWN BRANCH

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Antrim, BT11 9BY

028 9060 5200

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**19 IVEAGH CRESCENT,
FALLS ROAD, BELFAST,**

OFFERS AROUND £124,950

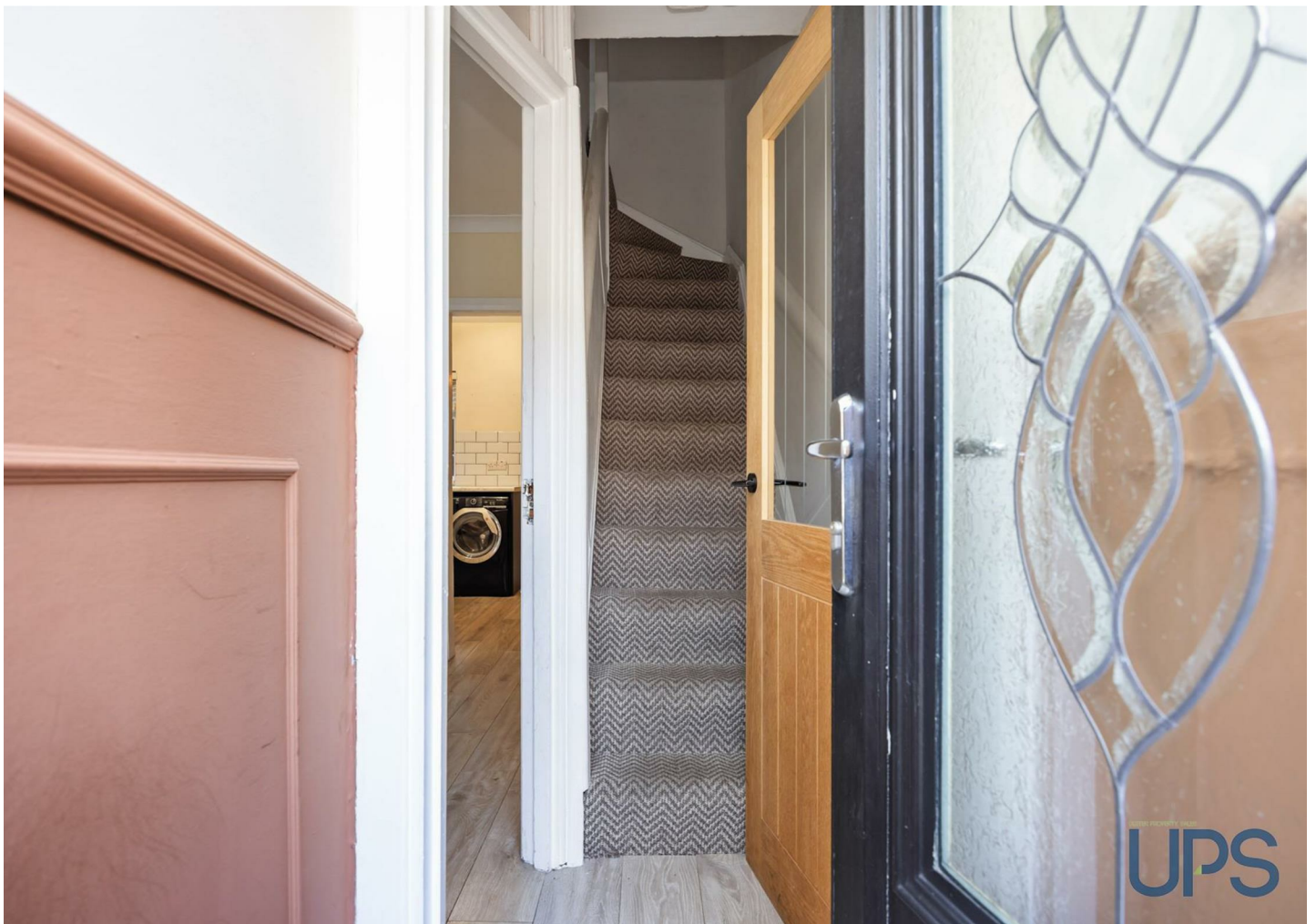
This extended mid-terrace property is tucked away in a popular and highly convenient residential cul-de-sac, offering excellent doorstep convenience and strong transport links.

The location is particularly well served, with a short walk to a wide range of amenities on the Falls Road. It is also close to the Glider transport service, the Royal Victoria Hospital, and St Mary's University College. Belfast city centre is easily accessible, as are arterial routes, the wider motorway network, and the new Grand Central Station.

The accommodation comprises three bedrooms at first floor level. On the ground floor there is a living room, an upgraded modern fitted kitchen, and a downstairs shower room.

The property benefits from oil-fired central heating and UPVC double glazing, and is offered for sale chain-free.

Overall, this is a superb location close to everything, and early viewing is strongly recommended to avoid disappointment.



Key Features

- An extended mid-terrace home ideally tucked away in this highly convenient residential location, offering superb access to a wide range of local amenities as well as excellent connectivity to major arterial routes.
- Three bedrooms.
- Up-graded fitted kitchen.
- Oil-fired central heating / Upvc double glazing.
- An abundance of amenities in Andersonstown are easily accessible, as are the Boucher Road and Grand Central Station.
- A short walk from the Royal Victoria Hospital and St Mary's University College, with a wide range of amenities on the Falls Road nearby, and within easy reach of Belfast city centre and the wider motorway network.
- Living room.
- Downstairs shower room.
- Offered for sale chain free.
- Early viewing strongly recommended!



GROUND FLOOR

Upvc double glazed front door to entrance hall, wooden effect stripped floor.

LIVING ROOM

12'3 x 9'9

Wooden effect stripped floor, cornicing.

UP-GRADED KITCHEN

12'9 x 7'11

Range of high and low level units, plumbed for washing machine, partially tiled walls, built-in hob and under-oven, stainless steel extractor fan.

SHOWER ROOM

Thermostatically controlled shower unit, low-flush W.C., pedestal wash hand basin, tiled floor, spotlights, Pvc paneled walls and ceiling.

FIRST FLOOR

BEDROOM 1

12'10 x 10'6

BEDROOM 2

9'6 x 6'2

BEDROOM 3

6'1 x 5'9

OUTSIDE

Wall, railings, pillars and pedestrian gate, small enclosed brick paved garden. Enclosed rear yard.



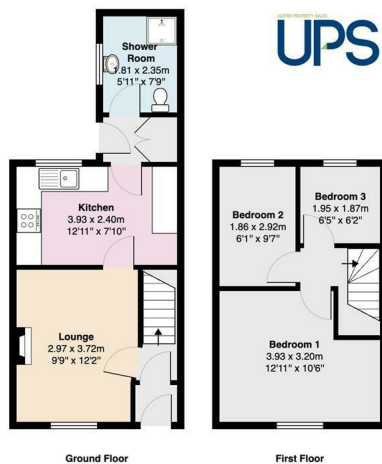








19 Iveagh Crescent BELFAST BT12 6AW



Total Area: 55.7 m² ... 600 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
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		52	
(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

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RENTAL DIVISION
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