

ULSTER PROPERTY SALES

# UPS

**ANDERSONSTOWN BRANCH**

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Antrim, BT11 9BY

**028 9060 5200**

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**32 IRIS DRIVE, BELFAST,  
BT12 7BJ**

**OFFERS AROUND £79,950**

Open to cash unconditional offers only. This property requires extensive refurbishment and modernisation throughout.

In addition, the property is unregistered land and the original title deeds have been lost. Title to the property is evidenced by copies and memorials held at the Registry of Deeds. Following completion, the purchaser will be responsible for applying for first registration at the Land Registry, which may result in qualified title only being granted. Prospective purchasers must rely upon their own enquiries and satisfy themselves, through their solicitor, as to the title offered and all matters arising therefrom.

The property is situated within an established and highly sought-after residential location, benefiting from excellent convenience to a wide range of local amenities including schools, shops, and transport links, together with the Glider service, arterial routes, and the wider motorway network. The Royal Victoria Hospital is within walking distance, as is St Mary's University College, while Belfast city centre is also easily accessible.

The accommodation briefly comprises two bedrooms and a bathroom on the first floor. The ground floor offers a living room together with a kitchen / dining area.

Additional features include single glazing and oil-fired central heating. Externally, there appears to be an enclosed rear garden, although it is currently heavily overgrown.

This property represents an ideal investment or refurbishment project, and early viewing is recommended.



## Key Features

- Open to cash unconditional offers only, this property requires extensive refurbishment and modernisation throughout.
- Living room.
- Oil-fired central heating / Single glazing.
- Conveniently located close to a wide range of amenities, including the Royal Victoria Hospital, St Mary's University College, and excellent transport links, including the Glider service.
- Viewing highly recommended.
- Two bedrooms.
- Kitchen / dining area.
- Chain free.
- Excellent accessibility to nearby arterial routes and the wider motorway network, together with an abundance of amenities found along the nearby Falls and Springfield Roads.



### GROUND FLOOR

Hardwood front door to entrance.

### LIVING ROOM

11'11 x 10'2

### KITCHEN

12'5 x 7'5

Units, single drainer 1 1/2 bowl sink unit.

### FIRST FLOOR

### BEDROOM 1

10'5 x 8'11

### BEDROOM 2

9'11 x 6'8

### BATHROOM

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

### OUTSIDE

Rear garden.



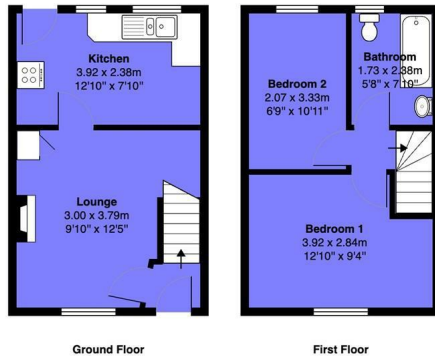




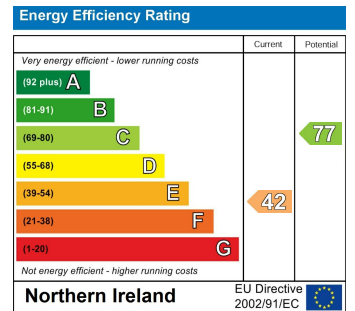




32 Iris Drive, BELFAST, BT12 7BJ



Total Area: 49.3 m<sup>2</sup> ... 531 ft<sup>2</sup>  
All measurements are approximate and for display purposes only



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](http://ULSTERPROPERTYSALES.CO.UK)

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028 9188 8000

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028 9083 3295

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028 9047 1515

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028 9336 5986

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NEWTOWNARDS  
028 9181 1444



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