

ULSTER PROPERTY SALES

# UPS

**ANDERSONSTOWN BRANCH**

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Antrim, BT11 9BY

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**45 HAMILL STREET, FALLS ROAD,  
BELFAST, BT12 4AA**

**OFFERS AROUND £129,950**



A well appointed, red brick mid townhouse that enjoys a prominent position within this popular and established location that offers fantastic doorstep convenience associated with this City Centre location. Superbly placed offering tremendous doorstep convenience to Shops, Services, and Eateries the City Centre offers, the Belfast Metropolitan College, excellent transport links, and arterial routes to include the wider motorway network are all on its doorstep. Two good, bright, double bedrooms. One generous reception room. High gloss fitted kitchen. Luxury white shower suite. Upvc double glazed windows. Gas fired central heating system. Good presentation throughout. The new multi-million-pound Belfast Transport Hub providing the main gateway to Belfast with rail, bus, and coach connections, as well as all Belfast Hospitals, are also all within walking distance. Well worth an inspection.



## Key Features

- A well appointed, red brick mid townhouse that enjoys a prominent position within this popular and established location
- Two excellent bright double bedrooms.
- One Generous reception rooms / Feature Fire Place.
- Fitted kitchen.
- Luxury white Shower suite.
- Gas fired central heating.
- Feature Composite front door / Upvc double glazed windows.
- Fantastic doorstep convenience associated with a City Centre location
- Well worth a visit.
- Excellent First time buy.



### GROUND FLOOR

#### ENTRANCE PORCH / HALL

#### LOUNGE

14'5 x 13'6

Feature polished marble fireplace, inset and hearth, wooden effect stripped flooring.

#### EXTENDED FITTED KITCHEN / DINING AREA

13'7 x 7'4

Range of high and low level units, feature work surfaces, single drainer sink unit, tiling, overhead extractor hood, plumbed for washing machine, fridge freezer, upvc double glazed back door.

#### FIRST FLOOR

Feature double robe on landing, gas boiler.

#### PRINCIPAL BEDROOM 1

12'7 x 10'7

wooden effect stripped flooring.

#### BEDROOM 2

10'2 x 8'4

#### LUXURY SHOWER SUITE

Feature Shower enclosure, feature shower head, wash hand basin, vanity unit, low flush wc, pvc wall coverings, down lighters, heated towel rail

#### OUTSIDE

Rear enclosed yard, storage area.





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			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>Northern Ireland</b>		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  
028 9083 3295

RENTAL DIVISION  
028 9070 1000

BALLYHACKAMORE  
028 9047 1515

CARRICKFERGUS  
028 9336 5986

DOWNPATRICK  
028 4461 4101

MALONE  
028 9066 1929

BALLYNAHINCH  
028 9756 1155

CAVEHILL  
028 9072 9270

FORESTSIDE  
028 9064 1264

NEWTOWNARDS  
028 9181 1444



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