

ULSTER PROPERTY SALES

# UPS

**ANDERSONSTOWN BRANCH**

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Antrim, BT11 9BY

028 9060 5200

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**16 RODNEY PARADE,  
BELFAST, BT12 6EE**

**OFFERS AROUND £129,950**

An attractive red-brick extended mid-terrace home, ideally located close to a wealth of local amenities including schools, shops, excellent transport links, the Glider service, arterial routes and the wider motorway network. The property is also conveniently positioned for easy access to Belfast's hospitals, the city centre, Boucher Road and the new Grand Central Station, while Andersonstown's many amenities – including leisure facilities, cafés, restaurants and medical services – are all nearby.

The accommodation comprises three bedrooms.

On the ground floor, the property benefits from a bright and airy living room open plan to a sizeable dining area, together with a fitted kitchen and a white bathroom suite with separate shower cubicle.

Additional features include gas-fired central heating, uPVC double glazing and a privately enclosed rear yard.

The nearby Falls Road offers access to an abundance of amenities including St Mary's University College, beautiful parklands and the property is very short walk to the popular St James' Community Farm.

A charming home in a highly convenient location, early viewing is strongly recommended.



## Key Features

- An attractive red-brick extended mid-terrace home ideally located in this established and highly convenient residential location that is in constant demand.
- Bright and airy living room open plan to a sizeable dining area.
- White bathroom suite with separate shower cubicle and spotlights.
- Privately enclosed rear yard with outdoor tap, together with a small enclosed front patio.
- Boucher Road is also within easy reach, as are the city centre and the new Grand Central Station, along with an abundance of amenities in nearby Andersonstown.
- Three bedrooms.
- Kitchen with spotlights.
- Gas fired central heating / Upvc double glazing.
- Close to Belfast's hospitals, a wide range of schools, shops and excellent transport links including the Glider service, arterial routes and the motorway network.
- Early viewing strongly recommended!



### GROUND FLOOR

Upvc double glazed front door.

#### LIVING ROOM

19'6 x 11'4

Laminated wood effect floor, open plan to sizeable dining space.

#### KITCHEN

9'11 x 8'4

Range of high and low level units, spotlights, built-in hob and under-oven, single drainer stainless steel sink unit, tiled floor.

#### WHITE BATHROOM SUITE

Bath, separate shower cubicle, thermostatically controlled shower unit. chrome effect sanitary ware, chrome effect towel warmer, spotlights, tiled walls and floor.

### FIRST FLOOR

#### BEDROOM 1

11'10 x 9'3

Built-in robes, laminated wood effect floor, spotlights.

#### BEDROOM 2

9'11 x 7'11

Laminated wood effect floor, built-in robe.

#### BEDROOM 3

7'7 x 6'10

Laminated wood effect floor.

#### OUTSIDE

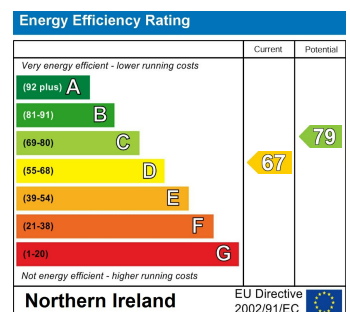
Wall, railing and pedestrian gate, small enclosed garden. Privately enclosed rear yard, outdoor tap.











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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