

ULSTER PROPERTY SALES

# UPS

**ANDERSONSTOWN BRANCH**

138 Andersonstown Road, Belfast,  
Antrim, BT11 9BY

028 9060 5200

andersonstown@ulsterpropertysales.co.uk

NETWORK STRENGTH - LOCAL KNOWLEDGE



**16 ISLANDBAWN STREET,  
FALLS ROAD, BELFAST,**

**OFFERS AROUND £124,950**

## Chain-Free Extended Mid-Terrace Home in a Highly Convenient Location!

Offered for sale with no onward chain, this attractive extended mid-terrace property enjoys an exceptionally convenient location just a short walk from the many amenities of the Falls Road. Nearby facilities include St Mary's University College, the Royal Victoria Hospital, excellent public transport links including the Glider service, and easy access to the wider motorway network and Belfast city centre. The recently opened Grand Central Station is also within easy reach, while Andersonstown offers an abundance of shops, schools, leisure facilities, cafés, restaurants and other local amenities.

The accommodation comprises two well-proportioned first-floor bedrooms, a bright and airy living room, and a fitted kitchen that is open plan to a dining area. The bathroom is fitted with a coloured suite and benefits from a separate shower cubicle.

Additional features include oil-fired central heating, single-glazed windows and an enclosed rear yard.

This property is ideally suited to first-time buyers, investors or those seeking a home with excellent doorstep convenience close to a wealth of amenities and transport connections. Early viewing is strongly recommended.



## Key Features

- An attractive extended mid-terrace home offered for sale with no onward chain, enjoying a prime position within this established and highly convenient residential location.
- Bright and airy living room.
- Coloured bathroom suite with separate shower cubicle.
- Enclosed rear yard.
- Close to St. Mary's University College, the Royal Victoria Hospital and excellent transport links, including the Glider service and wider motorway network.
- Two bedrooms.
- Kitchen open plan to dining space.
- Oil-fired central heating / Single glazing.
- Tremendous doorstep convenience is on offer, with an abundance of amenities on the nearby Falls Road just a short walk away.
- The new Grand Central Station, Boucher Road and Andersonstown are all easily accessible. Early viewing comes strongly recommended!



### GROUND FLOOR

Hardwood glass panelled front door to entrance porch, inner door to;

#### LIVING ROOM

12'11 x 11'10

#### KITCHEN / DINING AREA

12'11 x 8'6

Range of high and low level units, single drainer stainless steel 1 1/2 bowl sink unit, built-in hob and under-oven, extractor fan, partially tiled walls, open plan to dining space.

#### COLOURED BATHROOM SUITE

Bath, separate shower cubicle, electric shower unit, low-flush W.C, pedestal wash hand basin, partially tiled walls.

### FIRST FLOOR

#### BEDROOM 1

11'9 x 9'8

#### BEDROOM 2

10'11 x 9'8

#### OUTSIDE

Enclosed rear yard.

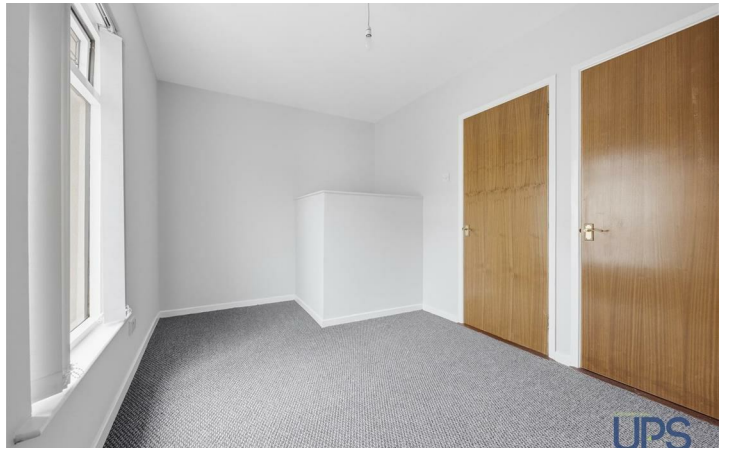




LESTER PROPERTY SALES  
**UPS**

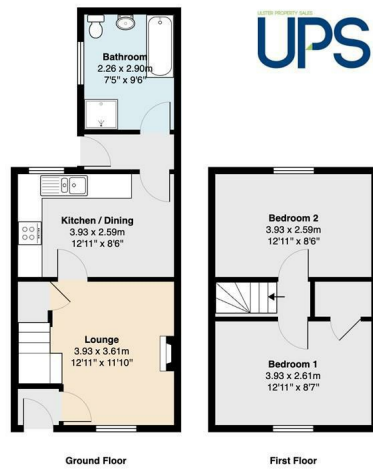


LESTER PROPERTY SALES  
**UPS**

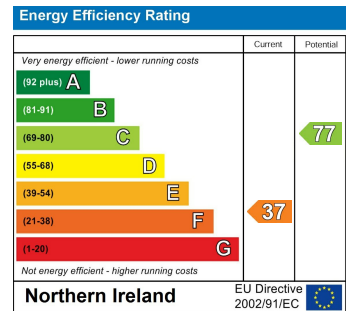




16 Islandbawn Street, BELFAST, BT12 7LS



Total Area: 58.8 m<sup>2</sup> ... 632 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)

**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



CWS Properties Ltd; Trading under licence as Ulster Property Sales (Newtownards) Reg. No. NI616437;  
Registered Office: 324 Upper Newtownards Road, Belfast BT4 3EX  
©Ulster Property Sales is a Registered Trademark