



17 LA SALLE MEWS, BELFAST, BT12 6DF

Superbly placed in this highly desirable residential location that enjoys tremendous doorstep convenience to include proximity to lots of schools and shops as well as transport links along with the Glider service, this chain-free home must be seen to be fully appreciated. Three bedrooms. Developed roof space. Good-sized living room. Kitchen with access to dining space. White bathroom suite on the first floor. Privately enclosed rear garden. Oil-fired central heating. UPVC double glazing. Easy commute to the city centre and wider motorway network, plus much more; early viewing strongly recommended.

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	1	1
Not energy efficient - higher running costs			
Northern Ireland EU Directive 2002/91/EC			

ASKING PRICE £145,000

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Key Features

- Perfectly placed in this highly sought-after residential location that seldom becomes available and enjoys tremendous doorstep convenience.
- Good-sized living room.
- Bathroom on first-floor.
- Enclosed rear garden.
- Close to excellent transport links along with the Glider service and wider motorway network.
- Three bedrooms plus a developed roof space.
- Kitchen with access to dining space.
- Oil-fired central heating system / Upvc double glazing.
- Offered for-sale chain-free.
- Early viewing advised.





GROUND FLOOR

Upvc double glazed front door to:

ENTRANCE HALL

To;

LIVING ROOM

17'7 x 12'0

KITCHEN / DINING AREA

13'10 x 9'0

Range of high and low level units, single drainer stainless steel sink unit.

FIRST FLOOR

BEDROOM 1

13'11 x 8'7

BEDROOM 2

11'7 x 9'1

BEDROOM 3

7'2 x 6'0

WHITE BATHROOM SUITE

Bath, low flush w.c, pedestal wash hand basin.

LANDING

To;

DEVELOPED ROOFSpace

12'2 x 10'10

OUTSIDE

Enclosed rear garden.

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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 Conor on .

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. 16902046

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.

ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN
028 9060 5200

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028 9047 1515

BALLYNAHINCH
028 9756 1155

BANGOR
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CAVEHILL
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