



80 IRIS DRIVE, BELFAST, BT12 7BL

An extraordinary mid-terrace home that benefits from a double-storey extension and a well-maintained, privately enclosed, good-sized rear garden that also has a flagged patio. The property has been beautifully presented throughout and enjoys tremendous doorstep convenience, including a short walk to the Royal Victoria Hospital and an abundance of amenities on the nearby Falls Road, as well as accessibility to St. Mary's University College and easy reach to the city centre, as well as excellent transport links that include the Glider service.

The new multi-million-pound Belfast Grand Central Station is also easily accessible, as are beautiful parklands and Boucher Road, to name a few. The well-appointed accommodation is briefly outlined below.

Two bedrooms and a sizeable white bathroom suite at first-floor level. In addition, there is excellent storage on the landing.

On the ground floor, there is a bright and airy living room that gives access to a dining room as well as an extended fitted kitchen.

The property also has oil-fired central heating and UPVC double glazing as well as a great back garden that is hard to come across.

Early viewing is 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		
Not energy efficient - higher running costs			
		68	69
Northern Ireland		EU Directive 2002/91/EC	

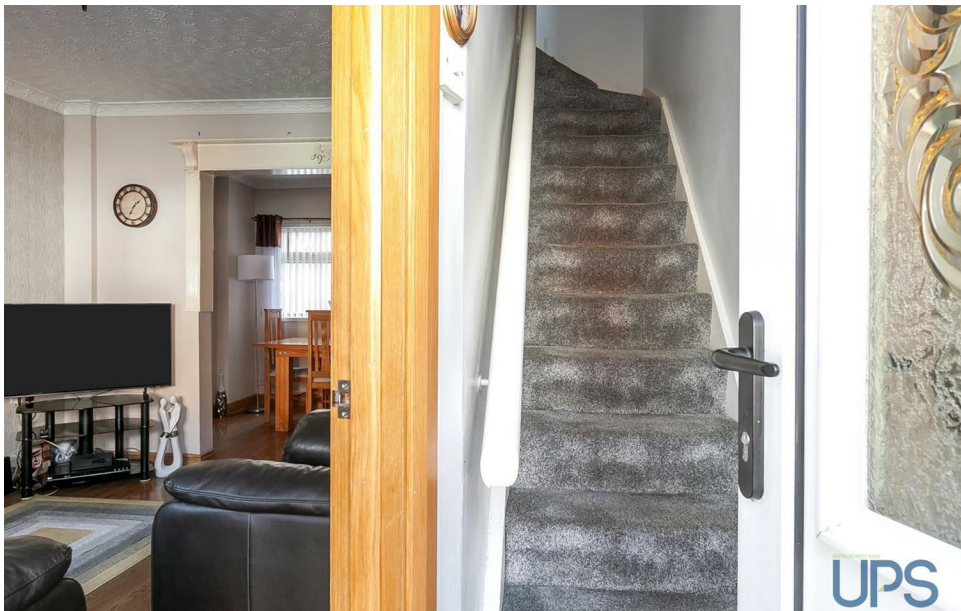
OFFERS AROUND £124,950

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Key Features

- Extraordinary mid-terrace that benefits from a double-storey extension and a large, privately enclosed rear garden.
- Sizeable white bathroom suite at first floor level.
- Oil fired central heating system.
- Close to arterial routes, the city centre and wider motorway network.
- Tremendous doorstep convenience including a short walk to the Royal Victoria Hospital and St Mary's Teacher Training College.
- Two bedrooms.
- Bright and airy living room that gives access to dining room and extended fitted kitchen.
- Upvc double glazing.
- Beautifully presented throughout.
- Excellent transport links that include the Glider Service.





GROUND FLOOR

Upvc double glazed front door to entrance;

LIVING ROOM

13'4 12'9

Wooden effect stripped floor, access to;

DINING AREA

12'10 7'10

Wooden effect stripped floor;

EXTENDED KITCHEN

12'8 7'2

Range of high and low level units, single drainer stainless steel sink unit, stainless steel extractor fan, Upvc double glazed back door;

FIRST FLOOR

Spacious landing, storage cupboards;

BEDROOM 1

11'4 7'3

Laminated wood effect floor;

BEDROOM 2

10'10 9'5

Laminated wood effect floor;

SIZEABLE WHITE

BATHROOM SUITE

Bath, separate shower cubicle, shower unit, low-flush w.c, pedestal wash hand basin, chrome effect sanitary ware, partially wood-paneled and tiled walls, wooden stripped ceiling;

OUTSIDE

Well-maintained enclosed rear yard, access to a well-maintained, large and privately enclosed rear

garden and flagged patio area.
Outdoor tap.

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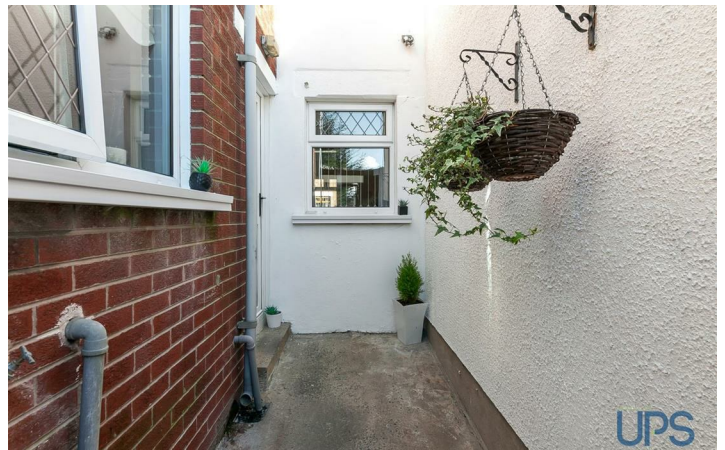
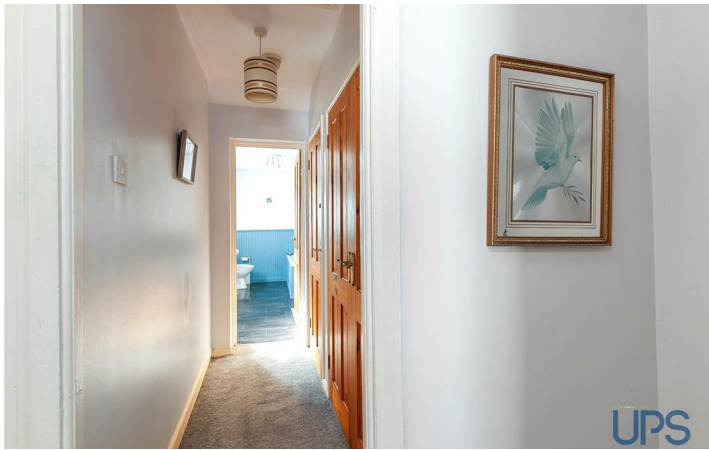
UPS



UPS



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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 Andersonstown 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. 18310759

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.

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