



52 DUNVILLE STREET, FALLS ROAD, BELFAST, BT12 4NF



A substantial double fronted end town house that commands a slightly elevated prominent position within this highly regarded established location off the Falls Road. Three good, bright, double bedrooms and two generous reception rooms. Luxury Fitted kitchen / rear porch. Large white shower suite with feature shower cubicle. Upvc double glazed windows. Oil fired central heating system. Private and secure landscaped garden to rear. Outstanding convenience within walking distance of the Royal Victoria Hospital / Dunville Play park / Transport links to include recently opened Belfast Transport hub. Walking distance to Belfast City Centre. Great first time buy. Chain free / immediate possession. Well worth a visit.

| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | 68 | 68 |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| Northern Ireland | | EU Directive 2002/91/EC | |

OFFERS AROUND £149,950

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Key Features

- A substantial double fronted end town house that commands a slightly elevated prominent position.
- Two generous separate reception rooms.
- Large white shower suite with feature shower cubicle.
- Oil fired central heating system.
- Outstanding convenience with walking distance of Royal Victoria Hospital / Dunville play park
- Three good, bright, double bedrooms.
- Luxury Fitted kitchen / rear porch.
- Upvc double glazed windows.
- Private and secure landscaped garden to rear.
- Great first time buy / immediate possession.





GROUND FLOOR

Upvc entrance door to;

ENTRANCE HALL

Ceramic tiled floor.

LOUNGE

16'1 x 11'9

Feature effect fireplace with inset and hearth, wooden effect strip floor.

DINING ROOM

10.1 x 9.8

Feature flooring, archway open to :

LUXURY FITTED KITCHEN

10'1 x 9'4

Excellent range of high and low level units, formica work surfaces, 4 ring ceramic hob, built-in double oven, plumbed for washing machine, single drainer stainless steel sink unit, feature tiled floor.

REAR PORCH

Ceramic tiled floor.

LANDING

Hotpress with copper cylinder.

BEDROOM 1

12'3 x 10'8

Built-in robes.

BEDROOM 2

10'9 x 9'1

Built-in robes.

BEDROOM 3

8'7 x 7'7

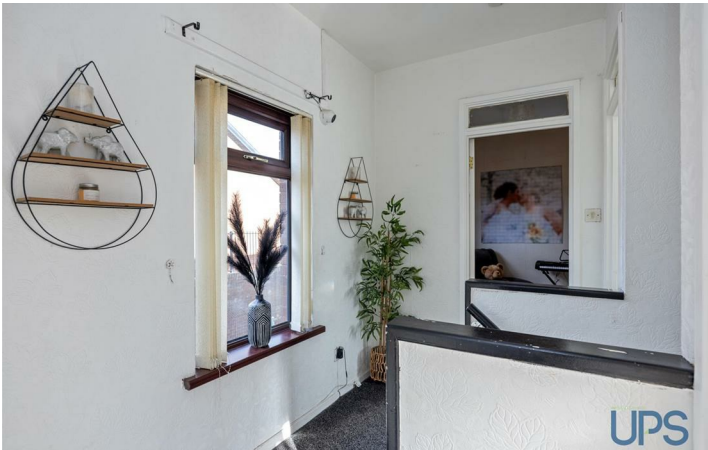
WHITE SHOWER SUITE

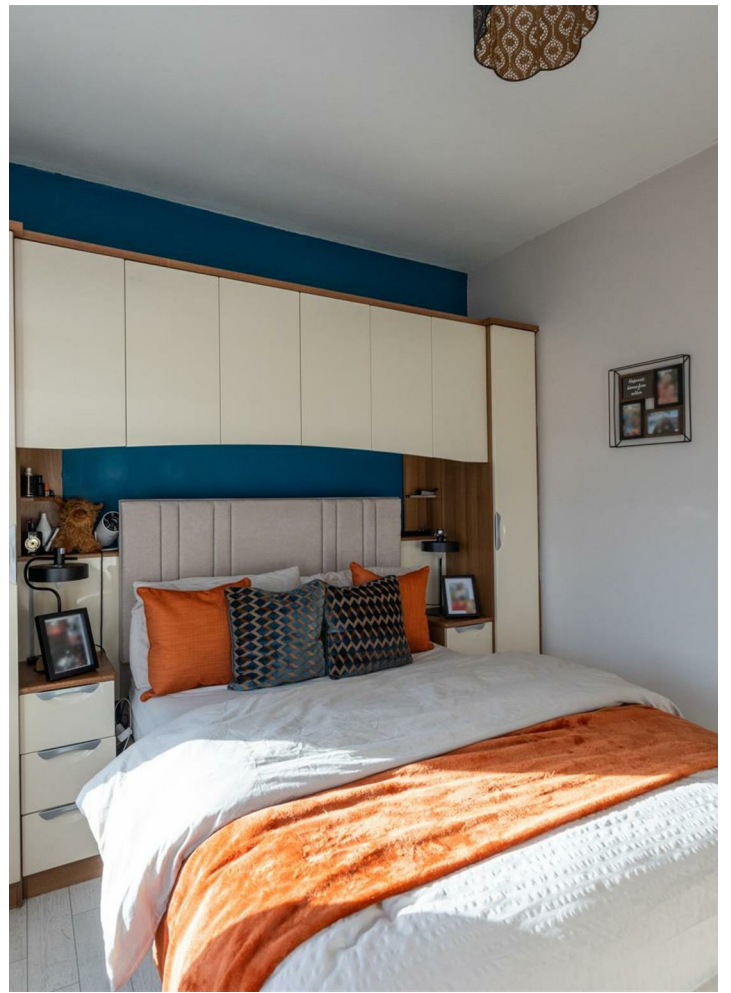
Shower cubicle, thermostatically controlled shower unit, low flush w.c, wash hand basin with vanity unit, pvc wall coverings.

OUTSIDE

Enclosed extensive garden private to rear. Housed oil fired boiler. Access to side.

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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. 18306343

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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