

### ANDERSONSTOWN BRANCH

138 Andersonstown Road, Belfast, Antrim, BT11 9BY

028 9060 5200 andersonstown@ulsterpropertysales.co.uk

NETWORK STRENGTH - LOCAL KNOWLEDGE



## 10 POLLARD STREET, BELFAST, BT12 7EX

An extraordinary home offering stylish interiors and well-appointed accommodation extending to around 739 sqft and perfectly placed in this highly sought-after residential location adjacent to Belfast Metropolitan College, and walking distance to excellent transport links along with accessibility to the Clider service, wider motorway network and the new multimillion pound Grand Central Station, as well as being within easy reach of the Royal Victoria Hospital, St Mary's University College and lots of schools.

This is a rare opportunity to purchase this beautiful home in this hugely popular location, and it is only upon an internal viewing that one can fully appreciate all that is on offer; the well-appointed accommodation is briefly outlined below.

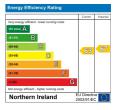
Two good-sized bedrooms, a large principal bedroom with spotlights and a built-in robe, and a luxury white bathroom suite with spotlights complete the first floor.

On the ground floor there is a welcoming entrance hall and a bright and airy living room that features a wood-burning stove, and there is a luxury fitted kitchen with beautiful tiling that is open plan to a dining space that has double doors leading to the garden.

Other qualities include off-road car parking to the rear of the property, gas-fired central heating and UPVC double glazing, as well as a well-maintained, flagged rear garden.

The redeveloped Springfield Park (also known as Springfield Dam) is close by and offers beautiful outside space to enjoy, and there is accessibility to lots of leisure facilities and shops, to name a few.

We stronaly recommend viewing to avoid disappointment.



# OFFERS AROUND £149,950

## **Key Features**

- Extraordinary home offering stylish interiors and well-appointed accommodation extending to around 739 sq ft, perfectly set adjacent to Belfast Metropolitan College.
- wood-burning stove.
- · Luxurious white bathroom suite on the first · Gas-fired central heating and UPVC double floor with spotlights.
- Off-road car parking to the rear and a privately enclosed, low-maintenance, wellmaintained flagged rear garden.
- well as arterial routes and the wider motorway network along with the new Grand Central Station.

- Two good-sized bedrooms, a large principal bedroom with spotlights and a built-in robe.
- Bright and airy living room that features a Luxury fitted kitchen with beautiful tiling and an open plan to a dining space that has double doors leading to the garden.
  - glazing.
  - Well-maintained front garden.
- Accessibility to excellent transport links as
  Lots of schools and shops close by, as well as beautiful parklands and leisure facilities - early viewing recommended!





**GROUND FLOOR** Upvc double glazed front door to;

**ENTRANCE HALL** Vertical radiator.

#### vertical faciator.

#### LIVING ROOM

15'2 x 9'6 Wooden effect strip floor, feature wood burning stove.

#### LUXURY KITCHEN / DINING AREA

#### 15'3 x 10'4

Range of high and low level units, single drainer 1 1/2 bowl sink unit, built-in oven, spotlights, extractor fan, vertical radiator, beautiful partially tiled walls and tiled floor, spotlights, open plan to dining space, Upvc double glazed double doors.

#### **REAR HALLWAY**

Beautiful tiled floor, storage cupboard.

#### **FIRST FLOOR**

#### **BEDROOM 1**

10'11 x 7'6

BEDROOM 2 14'10 x 10'0 Spotlights, built-in robes.

### LUXURY WHITE BATHROOM SUITE

Bath, electric shower unit, low flush w.c, wash hand basin and storage unit, chrome effect sanitary ware, chrome effect towel warmer, pvc stripped ceiling and walls,



Enclosed, well maintained, flagged garden, off road carparking, well maintained front garden.

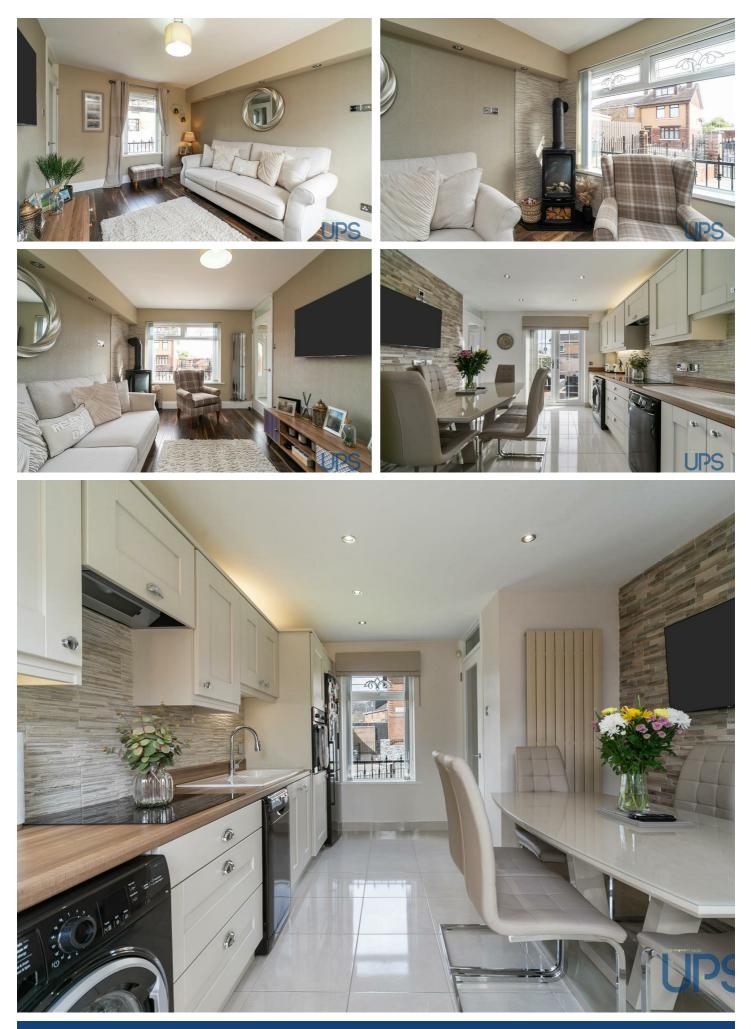


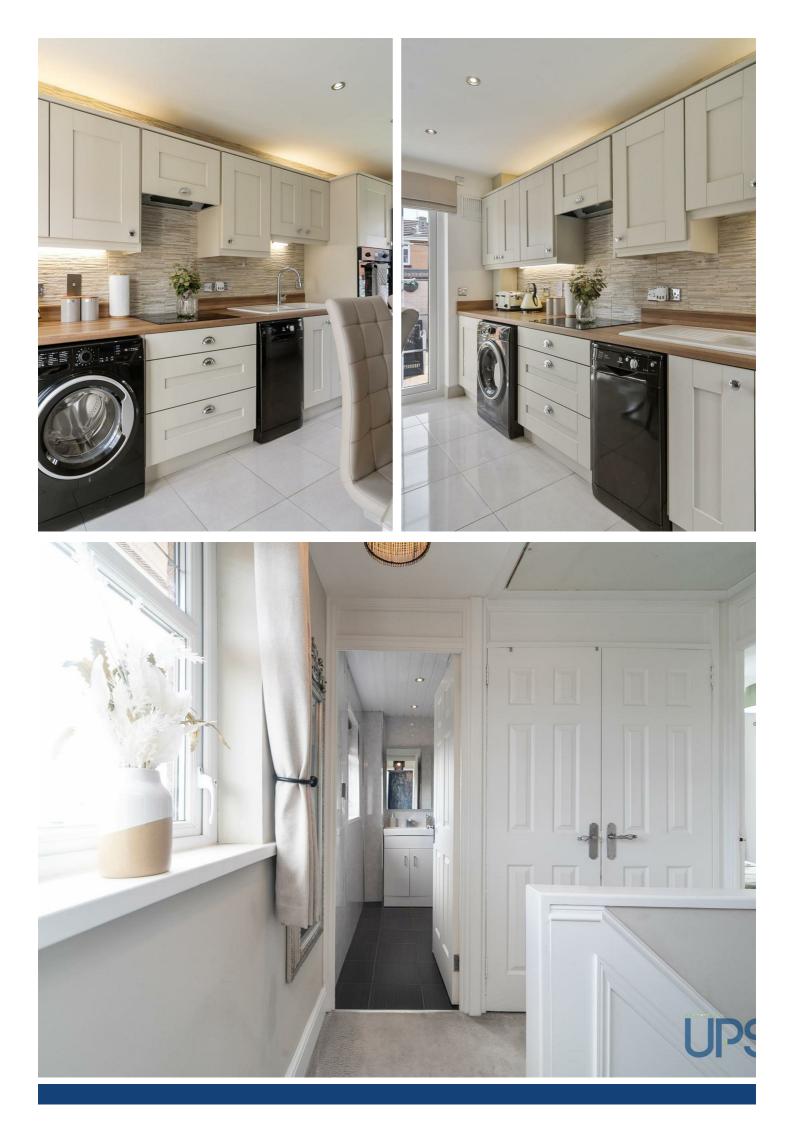


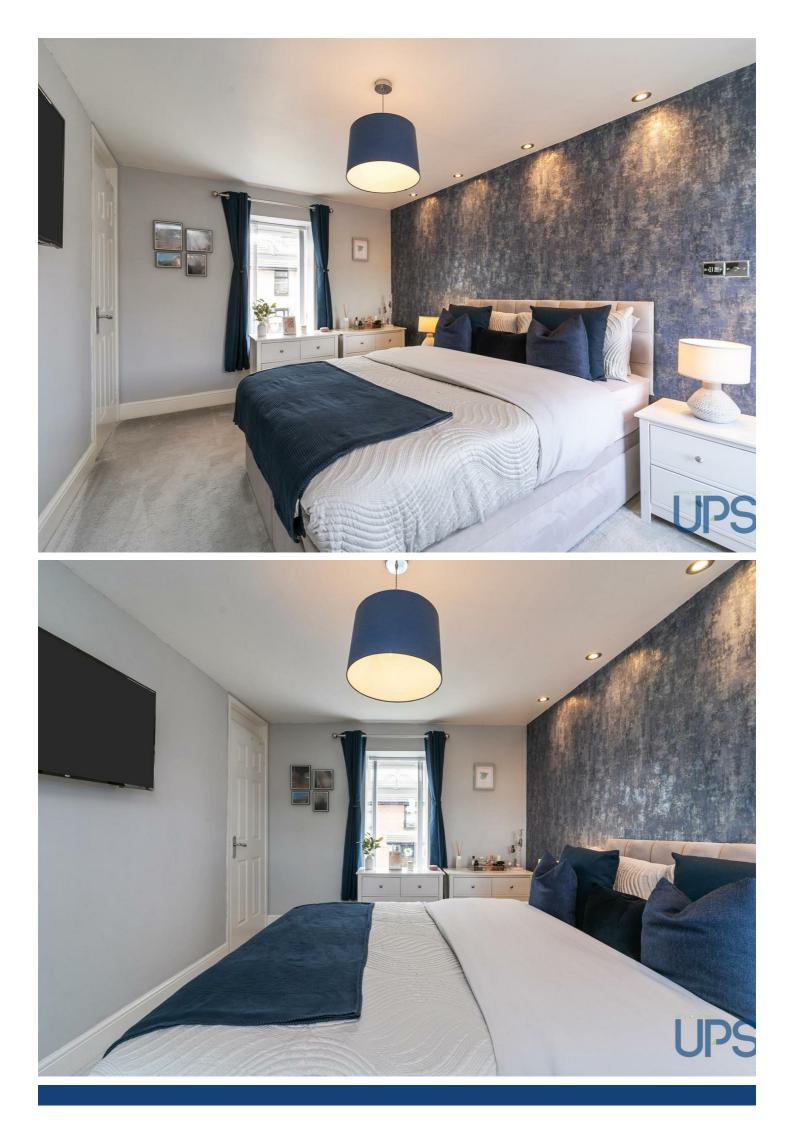
#### OUTSIDE

spotlights.

## 10 POLLARD STREET, BELFAST, BT12 7EX







### **10 POLLARD STREET, BELFAST, BT12 7EX**



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. 18331014 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.

#### ULSTER PROPERTY SALES.CO.UK

**ANDERSONSTOWN** 028 9060 5200 **BALLYHACKAMORE** 028 9047 1515 **BALLYNAHINCH** 028 9756 1155

 N BANGOR 028 9127 1185
 IE CARRICKFERGUS 028 9336 5986
 CAVEHILL

CAVEHILL 028 9072 9270

DONAGHADEE

028 9188 8000

DOWNPATRICK 028 4461 4101

FORESTSIDE 028 9064 1264 GLENGORMLEY 028 9083 3295 MALONE 028 9066 1929 NEWTOWNARDS 028 9181 1444 RENTAL DIVISION 028 9070 1000 The Property Ombudsman SALES

Conor Beirne trading under licence as Ulster Property Sales (Andersonstown) ®Ulster Property Sales is a Registered Trademark