



## 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 Glider service, wider motorway network and the new multi-million 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 strongly recommend viewing to avoid disappointment.

| Energy Efficiency Rating                    |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (29-38) <b>F</b>                            |         |           |
| (1-28) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| Northern Ireland                            |         |           |
| EU Directive 2002/91/EC                     |         |           |

**OFFERS AROUND £149,950**



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## Key Features

- Extraordinary home offering stylish interiors and well-appointed accommodation extending to around 739 sq ft, perfectly set adjacent to Belfast Metropolitan College.
- Bright and airy living room that features a wood-burning stove.
- Luxurious white bathroom suite on the first floor with spotlights.
- Off-road car parking to the rear and a privately enclosed, low-maintenance, well-maintained flagged rear garden.
- Accessibility to excellent transport links as 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.
- Luxury fitted kitchen with beautiful tiling and an open plan to a dining space that has double doors leading to the garden.
- Gas-fired central heating and UPVC double glazing.
- Well-maintained front garden.
- 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.

### 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, spotlights.

## OUTSIDE

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

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