



48 BALLYMURPHY ROAD, BELFAST, BT12 7JN



A superb opportunity to purchase this mid-terrace home that is ideally placed in this extremely popular and highly sought-after residential location that enjoys tremendous doorstep convenience, including accessibility to lots of schools, shops and transport links, along with an easy commute to the city centre and accessibility to arterial routes along with the wider motorway network, to name a few!

Priced to allow for modernisation, this home is offered for sale chain-free and must be seen to be fully appreciated. The accommodation is briefly outlined below.

Three bedrooms at first-floor level.

On the ground floor there is a welcoming entrance hall and a bright and airy living room that has access to a separate kitchen facility. There is also a downstairs white bathroom suite.

Other qualities include gas-fired central heating and single glazing as well as a good-sized, enclosed rear garden and patio.

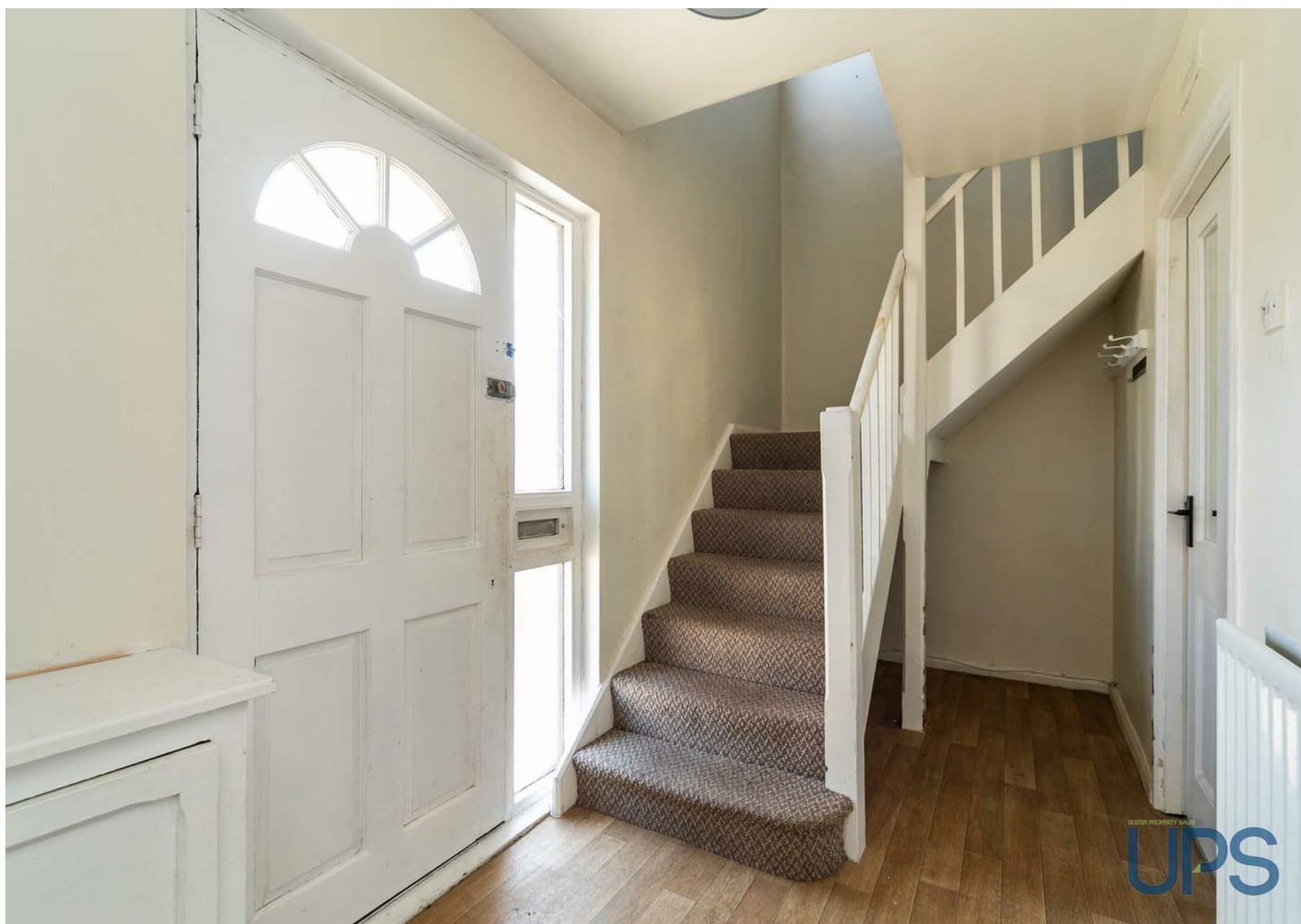
Viewing comes strongly recommended.

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		
Northern Ireland		
EU Directive 2002/91/EC		

OFFERS OVER £114,950

Key Features

- Mid terrace home ideally placed in this extremely popular and highly sought after residential location.
- Three bedrooms at first floor level.
- Downstairs white bathroom suite.
- Single glazing.
- Tremendous doorstep convenience including accessibility to lots for schools shops and transport links.
- Priced to allow for modernisation this home is offered for sale chain free and must be seen to be appreciated.
- Bright and airy living room with access to separate kitchen facility.
- Gas fired central heating system.
- Good sized, enclosed rear garden and patio.
- Early viewing comes highly recommended.





GROUND FLOOR

Hardwood front door to;

ENTRANCE HALL

To;

WHITE BATHROOM SUITE

Bath, electric shower unit, low flush w.c, pedestal wash hand basin, partially tiled walls.

LIVING ROOM

14'10 x 11'6

Wooden effect strip floor.

KITCHEN

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

FIRST FLOOR

BEDROOM 1

12'1 x 10'4

BEDROOM 2

11'9 x 10'4

Wooden effect strip floor.

BEDROOM 3

10'8 x 7'0

OUTSIDE

Enclosed rear garden and patio.

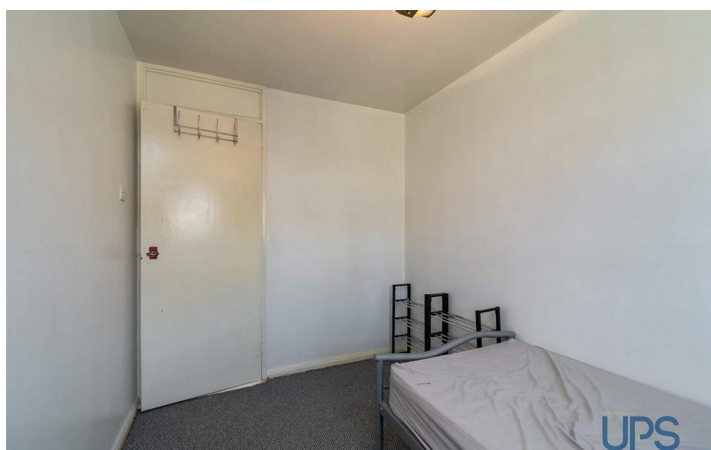
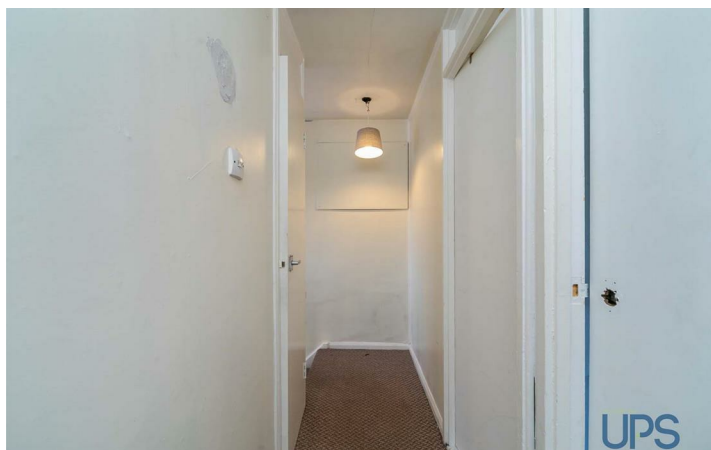
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Questions you may have.

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. 18344256

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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