



## 8 NANSEN STREET, FALLS ROAD, BELFAST, ANTRIM, BT12 6AT



A recently and beautifully refurbished substantial mid-terrace home with stylish interiors spread over three storeys and extending to around an impressive 972 sq ft is offered for sale chain-free while enjoying superb doorstep convenience, including a short walk to an abundance of amenities on the nearby Falls Road along with excellent transport links to include the Glider service and accessibility to the Royal Victoria Hospital, St Mary's University College and Belfast City Hospital, not to mention being on the doorstep of the wider motorway network and arterial routes and having proximity to the new multi-million-pound Grand Central Station.

The home is ready for the lucky new owners to simply add their furniture, and some of the new improvement works include a new high-quality kitchen, a beautiful contemporary bathroom suite with a separate shower cubicle, wiring upgrades, plumbing upgrades and plastering, as well as new floor coverings, windows and internal doors.

Four bedrooms (two on the first floor and two on the second floor) and a newly installed contemporary bathroom suite with a feature bath that has freestanding taps as well as a separate shower cubicle and contemporary tiling. There is a separate W.C. on the landing.

On the ground floor there is a spacious and welcoming entrance hall with a newly laid floor as well as a bright and airy living room that is open plan to a sizeable dining area, also with a newly laid floor. There is also a newly installed luxury fitted kitchen with soft-close doors and spotlights.

Other qualities include oil-fired central heating and UPVC double glazing, as well as being within the vibrant Gaeltacht Quarter, coupled with so many services within a short distance.

Early viewing comes highly recommended for this striking mid-terrace home that is ready for the lucky new owner to simply add their furniture!

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(91-95)	B		
(81-90)	C		
(69-80)	D		
(55-68)	E		
(43-54)	F		
(31-42)	G		
Not energy efficient - higher running costs			
Northern Ireland		69	40
EU Directive 2002/91/EC			

# OFFERS OVER £179,950

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### Key Features

- Recently refurbished substantial mid-terrace home extending to around an impressive 972 sq ft and is ready for the lucky new owner to simply add their furniture!
- Four bedrooms.
- Extended newly installed luxury fitted kitchen with spotlights, beautiful tiling and new appliances.
- Separate W.C on landing. New floor coverings throughout.
- Some of the works include wiring upgraded, plumbing upgraded, a new kitchen, a new bathroom, new windows and freshly decorated.
- Short walk to excellent transport links along with the Glider service and an abundance of amenities along with cafes, schools and shops.
- Bright and airy living room open plan to a dining area.
- Newly installed, luxurious, sizeable bathroom suite with beautiful bath and separate shower cubicle.
- Oil-fired central heating / uPVC double glazing.
- The motorway network is on its doorstep, as are arterial routes and the Royal Victoria Hospital, St. Mary's University College and an easy commute to the city centre, to name a few!







## GROUND FLOOR

UPVC double-glazed front door to entrance porch, newly laid wooden-effect stripped floor, inner door to spacious and welcoming entrance hall, and newly laid wooden-effect floor.

## LIVING ROOM

20'6 9'5  
Newly laid wooden-effect floor, open plan to dining/entertaining area.

## NEWLY INSTALLED LUXURY KITCHEN

14'3 8'0  
Range of high- and low-level units, soft-closing units, single-drainer sink unit, built-in 4-ring hob, modern extractor fan, corner unit pull-out shelving system, built-in oven, beautiful partially tiled walls, newly laid wooden-effect floor, spotlights, and UPVC double-glazed back door.

## FIRST FLOOR

Newly laid carpet to stairs and landings;

## NEWLY INSTALLED LUXURY BATHROOM

Beautiful feature bath with freestanding taps, telephone hand shower, separate shower cubicle, electric shower unit with rainfall showerhead, wall-hung wash hand basin, chrome effect sanitary ware, chrome effect towel warmer, contemporary tiled floor and partially tiled walls, and spotlights.

## SEPARATE W.C ON LANDING

Low-flush W.C, wash hand basin, tiled floor;

## BEDROOM 1

13'2 9'5  
Newly laid carpet;

## BEDROOM 2

10'10 8'0  
Newly laid carpet.

## STAIRS TO SECOND FLOOR

## BEDROOM 3

10'10 8'0  
Newly laid floor;

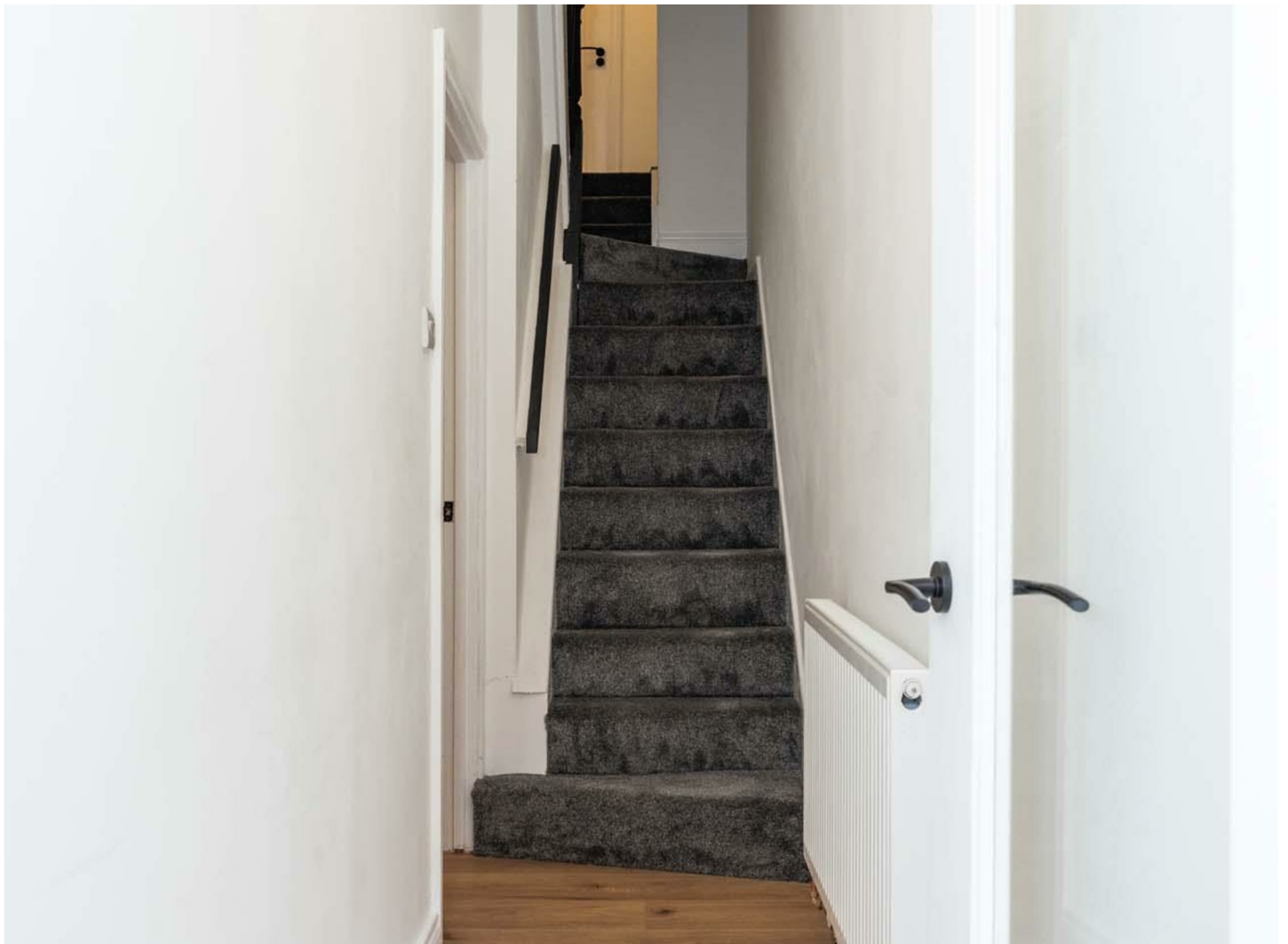
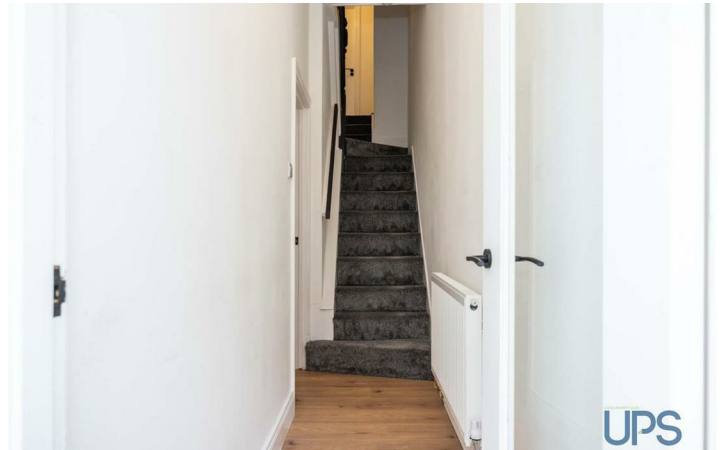
## BEDROOM 4

10'10 8'0  
Newly laid floor.

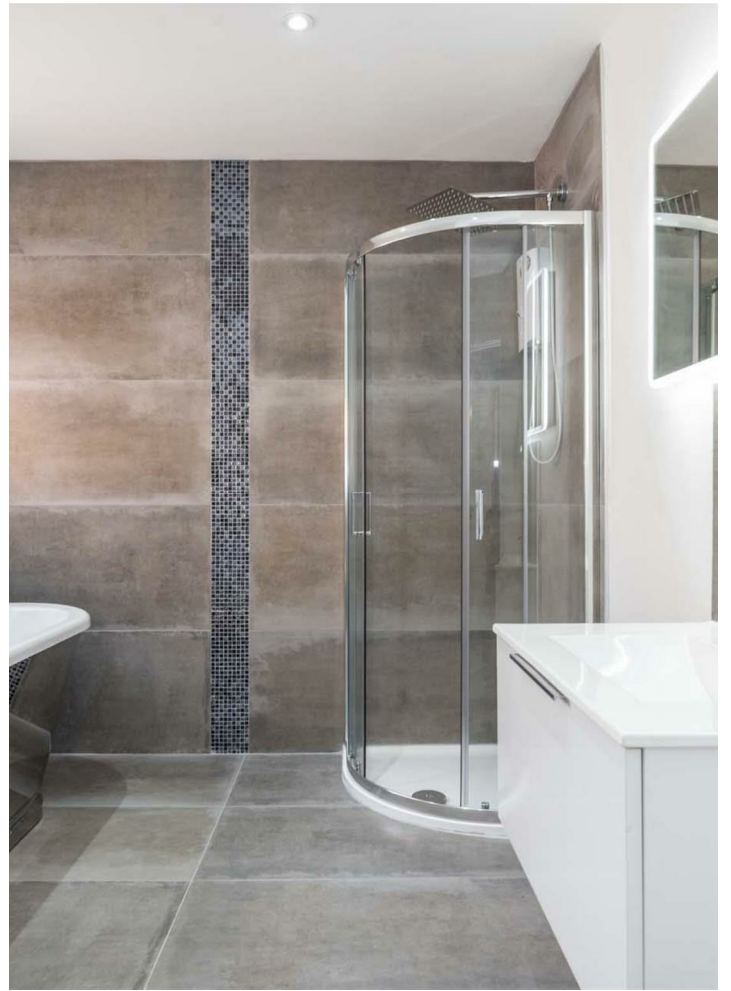
## OUTSIDE

Small enclosed front garden and enclosed rear yard.

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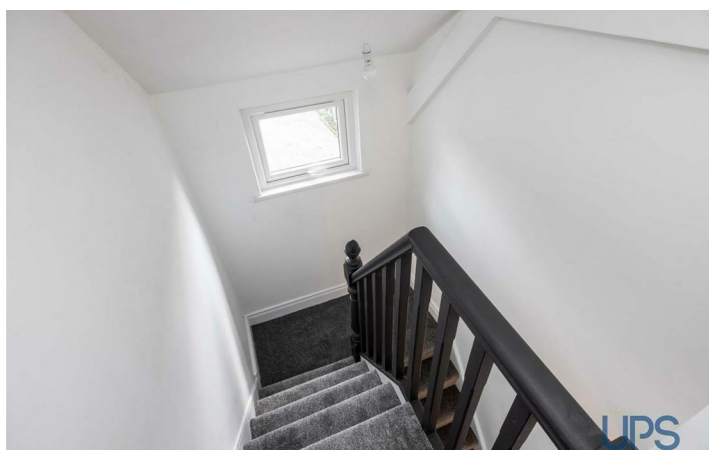








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Questions you may have.

**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 Gareth 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. 18390390**

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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