



Off the Falls Road in West Belfast.

EPC



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48B Ard Na Va Road, Belfast, BT12 6FF

Asking Price £49,950

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Key Features:

- First Floor Apartment With Own Door Access Located Just Off The Falls Road In West Belfast
- The Property Requires Modernisation
- Belfast City Centre Easily Accessible By Bus Or Car
- Bright And Spacious Bay Living Room
- Fitted Kitchen
- Bathroom In White Suite
- Two Generous Sized Bedrooms
- Oil Fired Central Heating
- Off Street Parking
- Area Of High Rental Demand

SUMMARY:

First floor apartment requiring modernisation located off the Falls Road in West Belfast. The property benefits from an excellent location with many amenities within walking distance and Belfast City Centre is easily accessible by bus or car.

Internally the property comprises of a living room, fitted kitchen, two bedrooms and bathroom in white suite. The property benefits from oil fired central heating and double glazed windows.

Externally the property further benefits from off street communal parking.

Early viewing is advised. Excellent investment opportunity.



ACCOMMODATION:

Ground Floor

ENTRANCE PORCH:

Stairs to first floor

First Floor

LIVING ROOM: 15' 1" x 11' 9" (4.6m x 3.58m)

KITCHEN: 15' 5" x 8' 8" (4.7m x 2.64m)

Range of high and low level units, formica work surfaces, stainless steel sink unit, space for oven and hob with extractor fan over, plumbed for washing machine and partly tiled walls.

BEDROOM (1): 12' 2" x 9' 8" (3.71m x 2.95m)

BEDROOM (2): 11' 9" x 9' 6" (3.58m x 2.9m)

BATHROOM:

White suite comprising low flush WC, panel bath, pedestal wash hand basin, and partly tiled walls.

Outside

Communal parking
Boiler
Oil tank