



## 71 BRITTONS PARADE, WHITEROCK ROAD, BELFAST, CO ANTRIM, BT12 7PJ

An extraordinary extended end of terrace home well-placed set back from the road within this small row of only three homes and is beautifully presented and immaculately maintained throughout offering well-appointed up-graded living within this established location that benefits from tremendous doorstep convenience to include accessibility to the city centre, the Royal Victoria Hospital and all the abundance of amenities on the nearby Falls and Andersonstown Roads to name a few.

With access to excellent transport links along with the Glider service and wider motorway network, this outstanding home must be seen to be fully appreciated and the impressive accommodation briefly comprises.

Three bedrooms on the first floor, all with attractive views and a luxurious white bathroom suite with feature freestanding bath, separate shower cubicle and quality tiling completes the first floor.

On the ground floor there is a spacious and welcoming entrance hall with a handy located downstairs W.C, and a comfortable living room with bay window, as well as an eye-catching high gloss fitted kitchen open plan to an extended dining area.

Upvc double glazing and gas central heating together with a higher-than-average energy rating, EPC C-69 and a well maintained privately enclosed low maintenance flagged rear garden with outdoor tap and power sockets including a well maintained good-sized flagged front garden compliments this magnificent home further.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	69	71
(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	

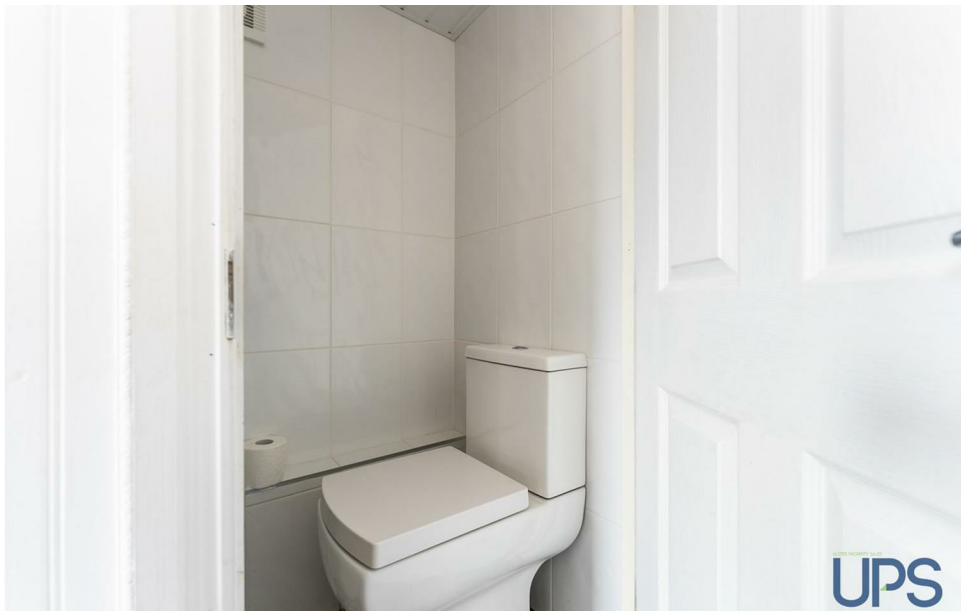
OFFERS OVER £139,950



## Key Features

- Extraordinary and extended end of terrace property well placed in this small row of only three homes and enjoys tremendous doorstep convenience.
- Living room with bay window.
- Downstairs W.C.
- Gas central heating - Upvc double glazing - Higher-than-average energy rating, EPC C-69.
- Immaculately maintained throughout and leaves the lucky new owner with little to do but simply add their furniture.
- Three bedrooms.
- Eye-catching high gloss fitted kitchen open plan to an extended dining space.
- Luxurious white bathroom suite on first floor with separate shower cubicle and decorative tiling.
- Low maintenance good sized front and rear gardens.
- Close to the city centre, Royal Victoria Hospital and all of the amenities on the nearby Falls and Andersonstown Road as well as excellent transport links along with the Glider service plus much more!





## GROUND FLOOR

Upvc double glazed front door to spacious and welcoming entrance hall, wooden effect stripped floor;

## DOWNSTAIRS W.C.

Low flush W.C, wash hand basin with storage unit, chrome effect sanitary ware, extractor fan;

## LIVING ROOM

13'7 11'3  
Wooden effect stripped floor, bay window;

## LUXURY HIGH GLOSS FITTED KITCHEN / DINING

17'9 14'8  
Range of high and low level units, single drainer stainless steel 1 1/2 bowl sink unit, built-in hob, extractor fan, under unit lighting, built-in oven, beautiful tiled floor and partially tiled walls, spotlights, vertical radiator, open plan to extended dining space with spotlights, Fakro roof window and beautiful tiled floor;

## FIRST FLOOR

### BEDROOM 1

12'10 8'7  
Beautiful views towards Black Mountain;

### BEDROOM 2

10'10 8'2  
Views towards the city;

### BEDROOM 3

9'11 8'3  
Beautiful views towards Black Mountain;

## LUXURIOUS WHITE BATHROOM SUITE

Free standing bath with mixer taps, telephone hand shower, separate shower cubicle, thermostatically controlled shower unit, low flush W.C, feature wash hand basin with mixer taps and storage unit, chrome effect sanitary ware, chrome effect towel warmer, beautiful tiled walls and floor, spotlights, Pvc stripped ceiling;

## OUTSIDE

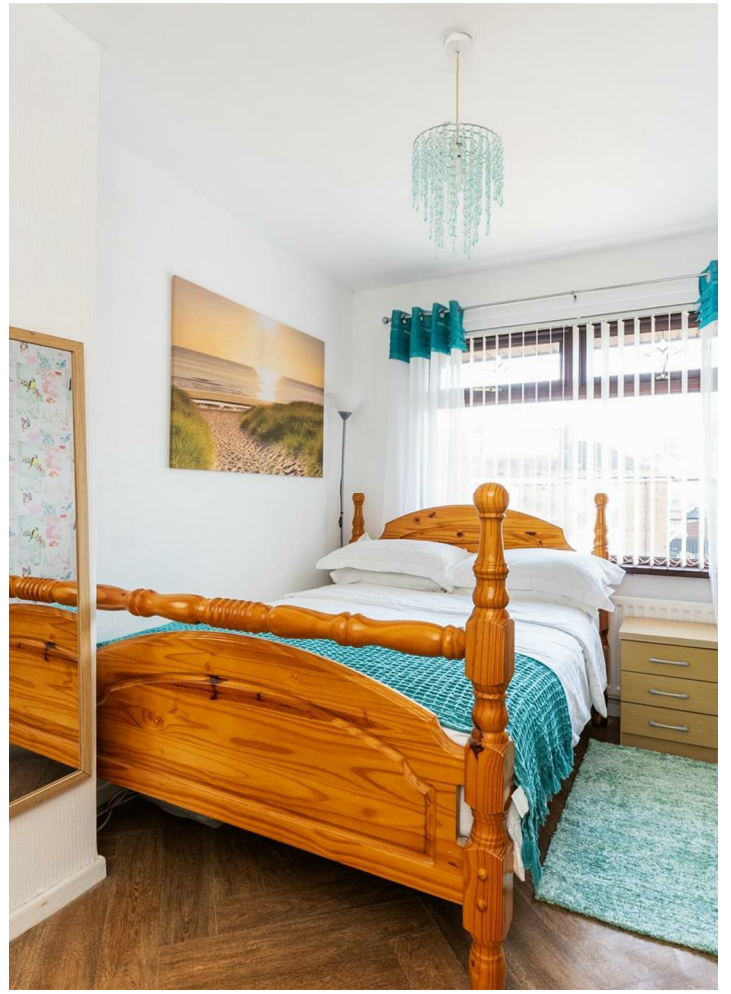
Wall, railings and pedestrian gate to well maintained, good sized flagged front garden. Privately enclosed, well maintained flagged rear garden, outdoor power sockets, outdoor tap.



**71 BRITTONS PARADE, WHITEROCK ROAD, BELFAST, CO ANTRIM, BT12 7D1**















# 71 BRITTONS PARADE, WHITEROCK ROAD, BELFAST, CO ANTRIM, BT12 7D1



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. 17893380**

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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