



288 FALLS ROAD, BELFAST, COUNTY ANTRIM, BT12 6AN



This is a welcomed opportunity to purchase this well-placed attractive semi-detached home with off-road car parking and a privately enclosed, extensive rear garden that is offered for sale chain-free and has the potential to extend the existing accommodation further, subject to normal consent.

Enjoying tremendous doorstep convenience to include access to lots of schools, shops, and transport links, along with being on the Glider route and ease of access to the city centre, a wider motorway network, and an abundance of amenities on the Falls and Andersonstown Roads, to name a few, the accommodation is briefly outlined below.

Three good-sized bedrooms and a shower room complete the first floor.

On the ground floor, there is an entrance porch leading to a spacious and welcoming entrance hall, along with two comfortable, separate reception rooms and a fitted kitchen.

Other attributes include double glazing, together with this highly sought-after residential location that seldom becomes available and enjoys ease of accessibility to arterial links, the wider motorway network, and much more!

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	24	
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		59	
EU Directive 2002/91/EC			

OFFERS AROUND £149,950

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Key Features

- Well placed, attractive semi detached home with extensive rear gardens and potential to extend further subject to normal consent.
- Two comfortable, separate reception rooms.
- Shower room on first floor.
- Off road car-parking.
- Close to an abundance of amenities on the Falls and Andersonstown Roads along with state-of-the-art leisure facilities and easy reach of the city centre.
- Three good sized bedrooms.
- Fitted kitchen.
- Double glazing.
- Chain free, and offers tremendous doorstep convenience to include excellent transport links as well as the Glider service.
- Walking distance to lots of services including the Royal Victoria Hospital, St. Mary's University College and accessibility to the wider motorway network and Boucher Road to name a few!





GROUND FLOOR

Hardwood front door with glass side panels to;

ENTRANCE PORCH

Glass panelled inner door to;

SPACIOUS ENTRANCE HALL

Storage understairs.

LOUNGE

LIVING ROOM

KITCHEN

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

FIRST FLOOR

BEDROOM 1

BEDROOM 2

BEDROOM 3

SHOWER ROOM

Shower cubicle, pedestal wash hand basin, low flush w.c. extractor fan, partially tiled walls.

OUTSIDE

Off-road car-parking, extensive rear gardens.

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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. 18056372

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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