



9 ISLANDBAWN DRIVE, FALLS ROAD, BELFAST, CO ANTRIM, BT12 7LT

An extended, mid town house that enjoys a prominent position within this established cul de sac just off the Falls Road. Three good, well appointed, bright bedrooms and two separate reception rooms. Extended fitted kitchen. Bathroom with white suite. Upvc double glazed windows. Gas fired central heating system. Developed roofspace / storage. Good, fresh presentation throughout. Fantastic doorstep convenience within easy walking distance of shops / schools transport links to include the Glider Service. Excellent fist time buy. Chain free / immediate possession. Well worth a visit.

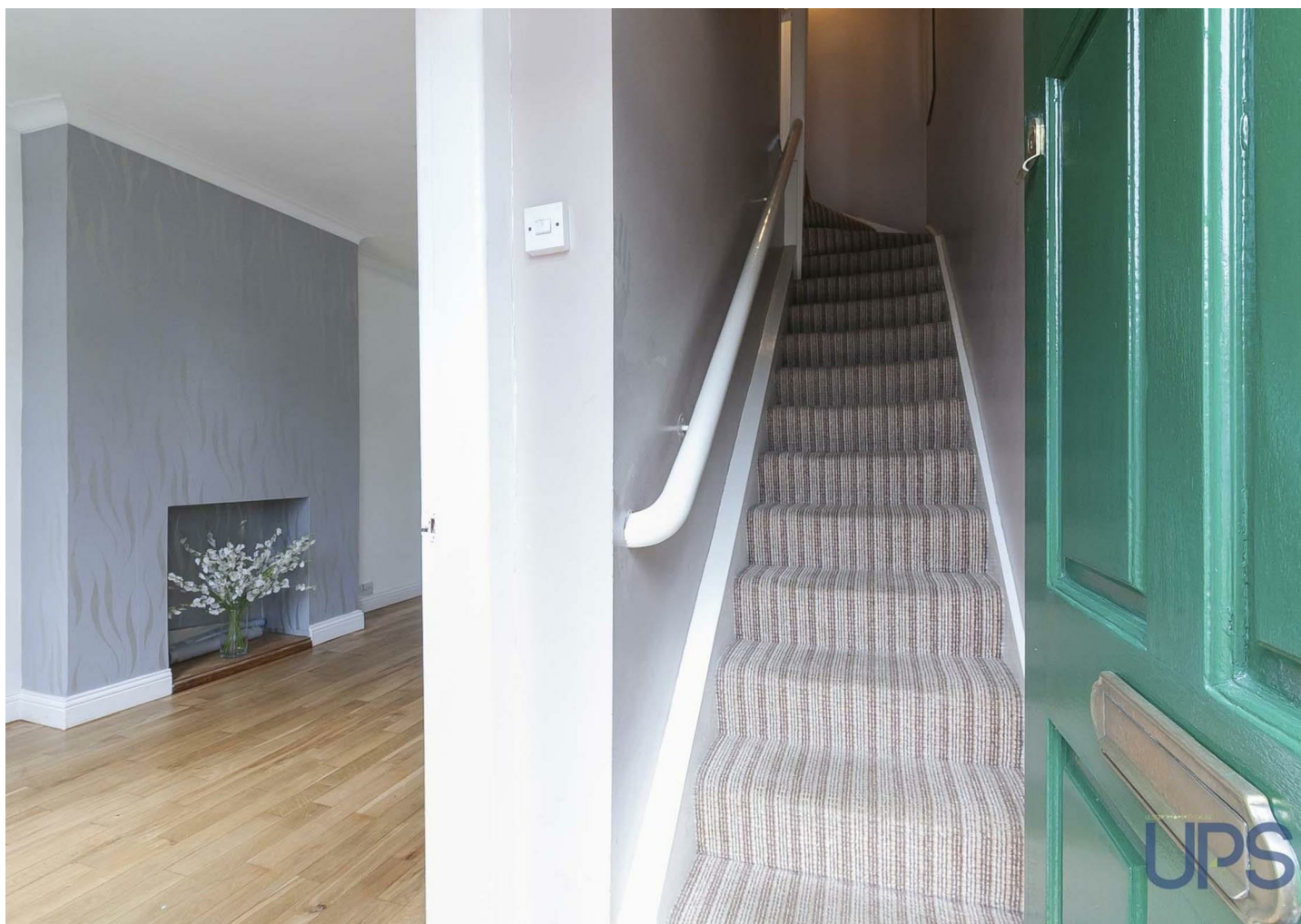
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		66	66
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland EU Directive 2002/91/EC			

OFFERS AROUND £109,950

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Key Features

- An extended mid town house that enjoys a prominent position within this established cul de sac just off the Falls Road.
- Two separate reception rooms.
- Bathroom with white suite.
- Gas fired central heating system.
- Fantastic doorstep convenience.
- Three good, well appointed, bright bedrooms.
- Extended fitted kitchen.
- Upvc double glazed windows.
- Developed roofspace / storage.
- Excellent first time buy / immediate possession / well worth a visit.





GROUND FLOOR

ENTRANCE PORCH / HALL

To:

LOUNGE

13'8 x 9'1

Feature flooring, Cloaks space / storage downstairs.

LIVING ROOM

8'2 x 7'7

Wooden effect strip floor.

EXTENDED KITCHEN

11'6 x 7'5

Range of high and low level units, formica work surfaces, 4 ring gas hob, sink unit, plumbed for washing machine.

REAR PORCH

WHITE BATHROOM SUITE

Panelled bath, pedestal wash hand basin, low flush w.c, tiling, ceramic tiled floor, electric shower unit.

FIRST FLOOR

BEDROOM 1

12'7 x 10'8

Wooden effect strip floor.

BEDROOM 2

12'8 x 6'7

BEDROOM 3

8'2 x 8'2

ROOFSPACE

Floored and sheeted, skylight.

OUTSIDE

Feature walled garden area to front.

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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. 18138893

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.

ULSTERPROPERTYSALES.CO.UK

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