



29 HAMILL STREET, FALLS ROAD, BELFAST, BT12 4AA



A comfortable well presented and maintained red brick mid town house that enjoys a prominent position within this established location that enjoys excellent doorstep convenience only a short walking distance from Belfast City Centre and the recently opened Grand Central Station Transport Hub. Two good comfortable bright double bedrooms, principle bedroom with range of built-in robes. One generous reception room. Extended Fitted kitchen open to a casual dining area. Gas fired central heating system. Recently installed luxury fitted shower suite with feature shower enclosure. Partial Upvc double glazed windows / feature Composite entrance door. Good presentation. Fantastic first time buy or buy-to-let investment. Well worth a visit.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	70	70
(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 AROUND £104,950

Key Features

- A comfortable red brick extended mid town house.
- One generous reception room.
- Gas fired central heating system.
- Partial Upvc double glazed windows.
- Fantastic first time buy or investment.
- Two good comfortable bright double bedrooms.
- Extended Fitted kitchen open to a casual dining area.
- Recently installed Luxury fitted shower suite with feature shower enclosure.
- Good presentation.
- Well worth a visit.





GROUND FLOOR

Feature Composite entrance door to;

ENTRANCE PORCH

To;

LOUNGE

13'7 x 12'8

Feature fireplace with inset and hearth, feature flooring.

EXTENDED FITTED KITCHEN / DINING AREA

14'2 x 9'2

Range of high and low level units, formica work surfaces, 4 ring gas hob, underoven, overhead extractor hood, tiling plumbed for washing machine, single drainer stainless steel sink unit.`

FIRST FLOOR

PRINCIPLE BEDROOM 1

10'4 x 9'9

Built-in mirror slide robes, gas boiler, wooden effect strip floor.

BEDROOM 2

10'1 x 7'6

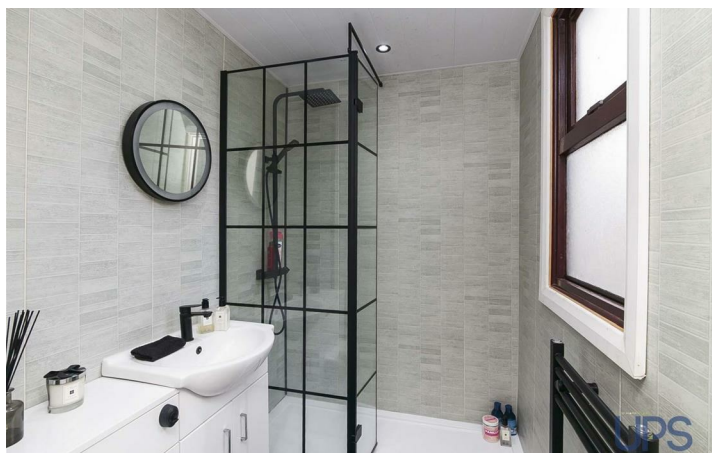
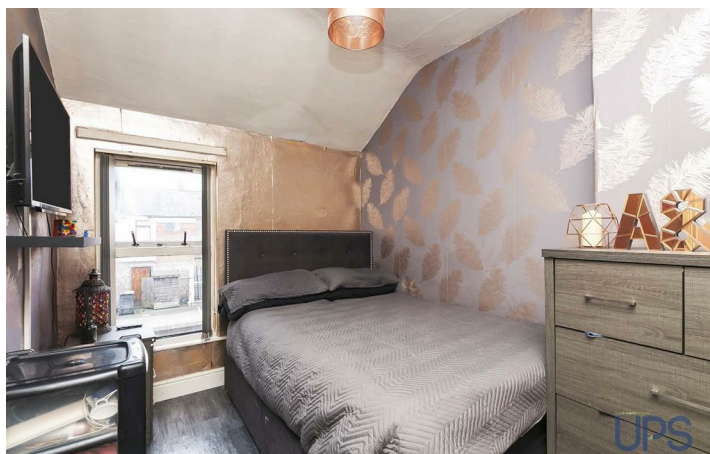
RECENTLY INSTALLED LUXURY SHOWER SUITE

Feature Shower enclosure, low flush w.c, wash hand basin, vanity unit, heated towel rail, downlighters, pvc walls. Feature black chrome sanitary ware.

OUTSIDE

Rear enclosed yard with access to open space to rear.

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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 Conor 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. 18194360

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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