



86 IRIS DRIVE, BELFAST, BT12 7BL

A fantastic opportunity to purchase this extended mid-terrace home that benefits from a good-sized, privately enclosed, low-maintenance flagged rear garden and is offered for sale chain-free, as well as enjoying this superb location that boasts tremendous doorstep convenience to include accessibility to lots of amenities, schools, and transport links along with the Glider service and a short walk to the Royal Victoria Hospital, to name a few!

The city centre is within easy reach, as is the wider motorway network and Boucher Road, not to mention the new multimillion-pound Belfast Grand Central Station, amongst a profusion of other facilities, and the accommodation is briefly outlined below.

Three bedrooms at first floor level.

On the ground floor there is a living room and attractive fitted kitchen with spotlights, as well as a downstairs shower room.

Other qualities include gas-fired central heating and Upvc double glazing, along with an enclosed rear yard that has an outdoor tap and leads to the large garden.

An outstanding location, and we have no hesitation in recommending viewing to avoid disappointment.

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

OFFERS AROUND £104,950

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Key Features

- Extended mid terrace home that benefits from a good sized privately enclosed rear garden.
- Living room.
- Gas fired central heating / Upvc double glazing.
- Superb location that boasts tremendous doorstep convenience to include a short walk to the Royal Victoria Hospital and St. Mary's University College.
- An abundance of amenities on the nearby Falls & Springfield Roads is easily accessible, including lots of schools.
- Three bedrooms at first floor level.
- Attractive kitchen.
- Enclosed rear yard with access to a privately enclosed, large flagged garden.
- Excellent transport links close by, along with the Glider service, and proximity to the wider motorway network as well as the city centre.
- Chain free - viewing strongly recommended!





GROUND FLOOR

Upvc double glazed front door to:

ENTRANCE HALL

To:

LIVING ROOM

12'5 x 11'8

KITCHEN / DINING AREA

12'4 x 11'6

Range of high and low level units, single drainer stainless steel sink unit, integrated fridge and freezer, integrated dishwasher, built-in hob and underoven, stainless steel extractor fan, under unit lighting, tiled floor, spotlights.

REAR HALL

Storage cupboard.

SHOWER ROOM

Shower cubicle, electric shower unit, low flush w.c, wash hand basin and storage cabinet, spotlights, pvc stripped ceiling and walls.

FIRST FLOOR

BEDROOM 1

12'7 x 9'0

BEDROOM 2

10'7 x 6'3

BEDROOM 3

7'6 x 5'4

OUTSIDE

Large, enclosed, brick paviour garden, rear yard, outside tap.

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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 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. 18196849

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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