



15 ISLANDBAWN DRIVE, FALLS ROAD, BELFAST, BT12 7LT



Superbly placed in this small cul-de-sac setting just off the established Falls Road in the heart of the vibrant Gaeltacht Quarter, this extended mid-terrace home enjoys tremendous doorstep convenience to an abundance of amenities that are easily accessible, along with excellent transport links that include bus, taxi, and the Glider service, as well as arterial routes, the wider motorway network, and both the city centre and Boucher Road.

This beautiful and easy-to-manage home benefits from a higher-than-average energy rating (EPC C-70) and is offered for sale chain-free, coupled with this extremely desirable location that seldom becomes available. We have no hesitation in recommending this star purchase, and the charming accommodation is briefly outlined below.

Three bedrooms at first floor level.

On the ground floor there is a welcoming entrance hall that leads to a bright and airy living room as well as a fitted kitchen and a downstairs white bathroom suite that has a separate shower cubicle and spotlights.

Other qualities include gas-fired central heating with Hive Smart Heating controls and UPVC double glazing, as well as a covered, privately enclosed rear yard that has an outside tap and an enclosed flagged front garden.

A very appealing home that is close to a wide range of amenities as well as state-of-the-art leisure facilities and beautiful parklands, to name a few, we strongly recommend viewing early!

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(94-100)	A		
(81-93)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		70	71
EU Directive 2002/91/EC			

OFFERS AROUND £119,950

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Key Features

- Superbly placed in this small cul-de-sac setting just off the established Falls Road in the heart of the Gaeltacht Quarter.
- Three bedrooms at first floor level.
- Fitted kitchen.
- Gas-fired central heating system with Hive smart heating controls / UPVC double glazing / Higher than average energy rating (EPC C-70)
- Close to the Royal Victoria Hospital, St. Mary's University College, and the city centre, as well as arterial routes and the wider motorway network.
- Extended mid-terrace home that enjoys tremendous doorstep convenience to include excellent transport links that include bus, taxi, and the Glider service!
- Bright and airy living room.
- Downstairs white bathroom suite with separate shower cubicle and spotlights.
- Privately enclosed, covered rear yard with outdoor tap and enclosed, flagged front garden.
- All the services on Boucher Road and Andersonstown are also easily accessible, and we have no hesitation in recommending this beautiful home.



UPS



GROUND FLOOR

Upvc double glazed front door to:

ENTRANCE HALL

Wooden effect strip floor.

LIVING ROOM

Wooden effect strip floor.

KITCHEN

Range of high and low level units, single drainer stainless steel 1 1/2 bowl sink unit, plumbed for washing machine, under unit lighting, built-in hob and underoven, stainless steel extractor fan, partially tiled walls, tiled floor.

WHITE BATHROOM SUITE

Bath with mixertaps, separate shower cubicle, electric shower unit, low flush w.c, pedestal wash hand basin, pvc panelled walls and ceiling, spotlights, extractor fan.

FIRST FLOOR

BEDROOM 1

Laminated wood effect floor.

BEDROOM 2

Laminated wood effect floor.

BEDROOM 3

Laminated wood effect floor.

OUTSIDE

Covered rear yard, outdoor tap, enclosed, flagged front garden.

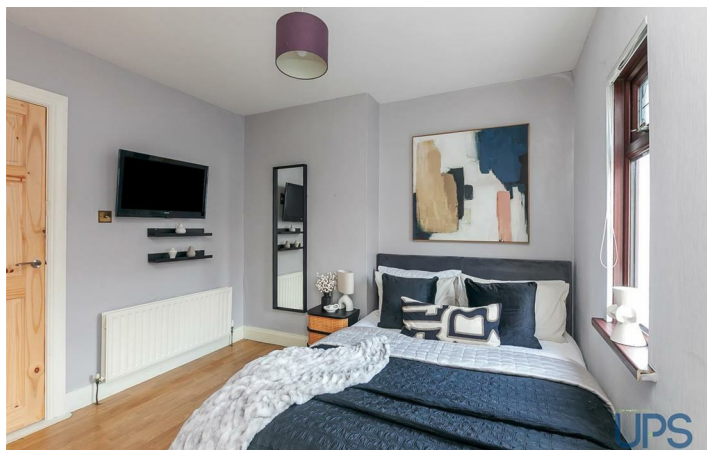
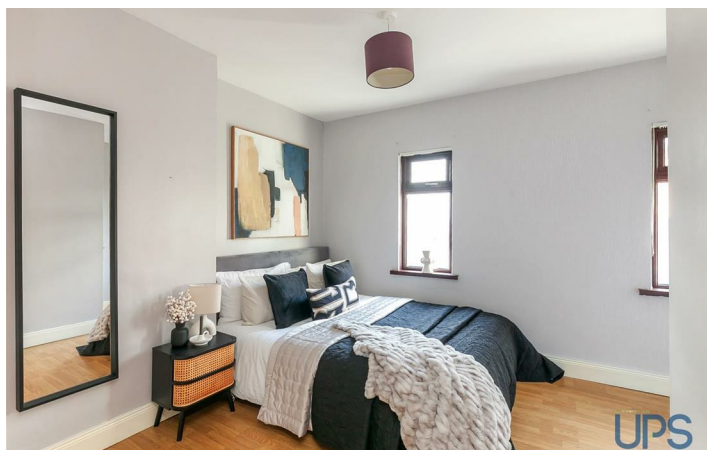
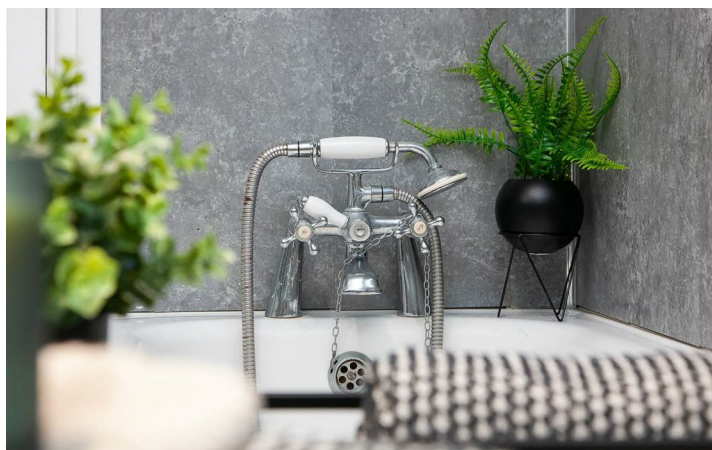
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Questions you may have.

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. 18232550

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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