

ULSTER PROPERTY SALES

UPS

ANDERSONSTOWN BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**2 CAIRNS STREET, FALLS
ROAD, BELFAST, BT12 4NJ**

OFFERS AROUND £149,950

A very rare opportunity to purchase this sizeable, beautifully presented home that benefits from tremendous doorstep convenience and accessibility to just about every amenity one would need, including a short walk to the Royal Victoria Hospital, lots of schools, shops, and, of course, the city centre, and excellent transport links that include bus, taxi, and the Glider service. In addition, the new multi-million-pound Belfast Grand Central Station is close by, along with arterial routes and the wider motorway network, to name a few!

This well-appointed home is opposite St. Peters Primary School and close to Dunville Park, as well as state-of-the-art leisure facilities and an abundance of amenities on the nearby Falls Road, not forgetting just a short commute to all the shops and services on the Boucher Road, and with low maintenance living in such a convenient location, this home is sure to appeal to many!

Three good-sized bedrooms, bedrooms 2 & 3 with built-in robes, and a luxury white bathroom suite with spotlights and contemporary tiling complete the first-floor accommodation.

On the ground floor there is an entrance porch leading to a welcoming entrance hall that has a handy storage cupboard and a good-sized living room that has an attractive fireplace. In addition, there is a bright and airy luxury-fitted kitchen that is open plan to a large dining/entertaining space along with a handy downstairs W.C.

Other qualities include gas-fired central heating and UPVC double glazing, together with a well-maintained, low-maintenance rear garden.

Clonard Monastery and St. Peters Cathedral are also close by, as are beautiful parklands, cafes, restaurants, and much more, and this most attractive home must be seen to be fully appreciated.

Early viewing strongly recommended!



Key Features

- Ideally placed close to the city centre, with a wider motorway network including arterial routes, and a short walk to the Royal Victoria Hospital.
- Living room with attractive fireplace.
- Downstairs W.C.
- Gas-fired central heating / UPVC double glazing / Higher-than-average energy rating (EPC C-74)
- Excellent transport links within a short walk, along with bus, taxi, and the Glider service!
- Beautifully appointed with three good-sized bedrooms and sizeable living space in this hugely convenient location.
- Luxury fitted kitchen open plan to sizable dining/entertaining area.
- Luxury white bathroom suite with spotlights & contemporary tiling.
- Low-maintenance enclosed rear garden.
- The new multi-million-pound Grand Central Station is easily accessible, plus there are lots of schools close by—viewing is strongly advised!



GROUND FLOOR

Upvc double glazed front door to:

ENTRANCE PORCH

Beautiful tiled floor, partially wood panelled walls, inner door to:

ENTRANCE HALL

Beautiful tiled floor, cloakroom.

LIVING ROOM

15'1 x 9'1

Wooden effect strip floor, attractive fireplace.

LUXURY KITCHEN / DINING AREA

15'6 x 11'1

Range of high and low level units, single drainer stainless steel sink unit, extractor fan, partially tiled floor, plinth lighting, beautiful tiled floor, partially tiled walls, open plan to dining area.

DOWNSTAIRS W.C

Low flush w.c, wash hand basin, beautiful tiled floor and partially tiled walls, chrome effect towel warmer, chrome effect sanitary ware.

FIRST FLOOR

LANDING

Hotpress / gas boiler.

BEDROOM 1

12'2 x 9'5

Wooden effect strip floor, built-in robes.

BEDROOM 2

13'3 x 10'5

BEDROOM 3

12'4 x 6'7

Built-in robes.

LUXURY WHITE BATHROOM SUITE

Bath, low flush w.c, wash hand basin, storage unit, chrome effect sanitary ware, chrome effect towel warmer, spotlights, contemporary tiled walls and floor.

OUTSIDE

Rear garden.





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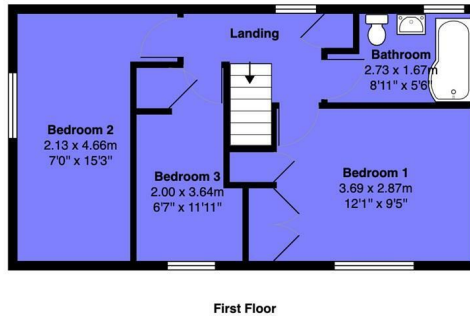
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2, Cairns Street, BELFAST, BT12 4NJ



Total Area: 81.5 m² ... 877 ft²
All measurements are approximate and for display purposes only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	74
(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	

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 our mortgage advisor on 028 9060 5200.

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.

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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028 9060 5200

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028 9127 1185

DONAGHADEE
028 9188 8000

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NEWTOWARDS
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