



## 32C SPRINGFIELD ROAD, BELFAST, BT12 7AG



A superior, well maintained and presented end town house that enjoys a prominent corner position within this convenient, well established location. Three excellent well appointed bright double bedrooms. One generous reception room. Newly installed, luxurious, contemporary fitted kitchen with a casual dining area. Recently installed luxury fitted white bathroom suite. Downstairs shower suite / W.c. Upvc double glazed windows. Gas fired central heating system. Feature floor coverings / internal doors / Roll top radiators. Feature double gates to rear to enclosed landscaped gardens offering secure gated car parking. Good, fresh, youthful presentation throughout. A sizeable end town house superbly placed off the Springfield Road that enjoys tremendous doorstep convenience to include accessibility to Schools, Shops, and transport routes combined with the Glider service and a short walk to the Royal Victoria Hospital, as well as an easy commute to the City Centre, St. Mary's College, and Belfast Met, to name a few. The new multi-million-pound Belfast Transport Hub providing the main gateway to Belfast with rail, bus, and coach connections, are also close by, as are leisure facilities, beautiful parklands, and the wider motorway network, which all add to the appeal of this striking home. A superb home with lots to offer, well worth a visit.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(91-101)	B		
(81-90)	C	75	75
(69-80)	D		
(55-68)	E		
(45-54)	F		
(35-44)	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

OFFERS AROUND £169,950

## Key Features

- A superior well maintained and presented well appointed substantial end town house that commands a fantastic corner site.
- One generous reception room.
- Recently installed luxury fitted white bathroom suite.
- Upvc double glazed windows.
- Feature double gates to rear with enclosed and secure car parking.
- Three excellent bright double bedrooms.
- Newly installed luxurious, contemporary fitted kitchen with a casual dining area.
- Downstairs shower suite / W.c.
- Gas fired central heating system.
- Good, fresh youthful presentation throughout / Well worth a visit.





## GROUND FLOOR

Feature entrance door to;

### ENTRANCE HALL

Cloaks space. Feature flooring.

### LOUNGE

11'4 x 10'4

Ceramic tiled floor. Feature roll top radiator.

### LUXURY FITTED KITCHEN / DINING AREA

11'4 x 10'4

Excellent range of high and low level units, formica work surfaces, single drainer stainless steel sink unit, feature worktops, breakfast bar, plumbed for washing machine, overhead extractor hood, feature sink unit, feature lighting, ceramic tiled floor.

### DOWNSTAIRS SHOWER ROOM

Feature shower enclosure, wash hand basin with vanity unit, low flush w.c, ceramic tiled floor, tiling. Chrome heated towel rail. Feature mirror.

## FIRST FLOOR

### BEDROOM 2

11'2 x 8'8

Built-in robes.

### BEDROOM 3

12'3 x 11'1

## LUXURY WHITE BATHROOM SUITE

Paneled bath, thermostatically controlled shower unit, wash hand basin, vanity unit, low flush w.c. Feature wall & floor tiling, downlighting.

## SECOND FLOOR

### PRINCIPLE BEDROOM 1

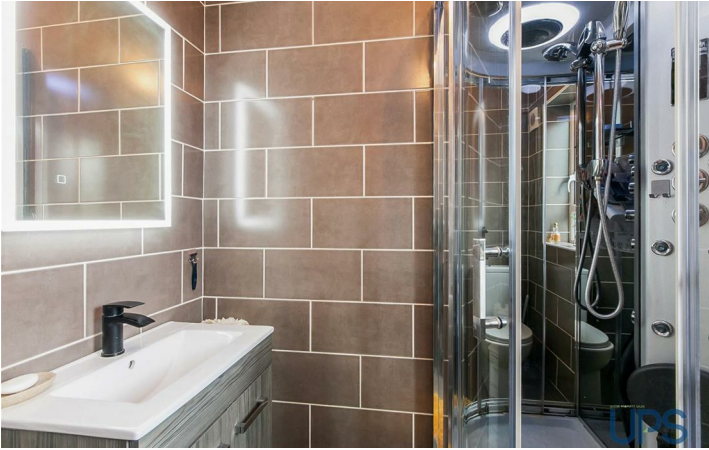
16'8 x 11'6

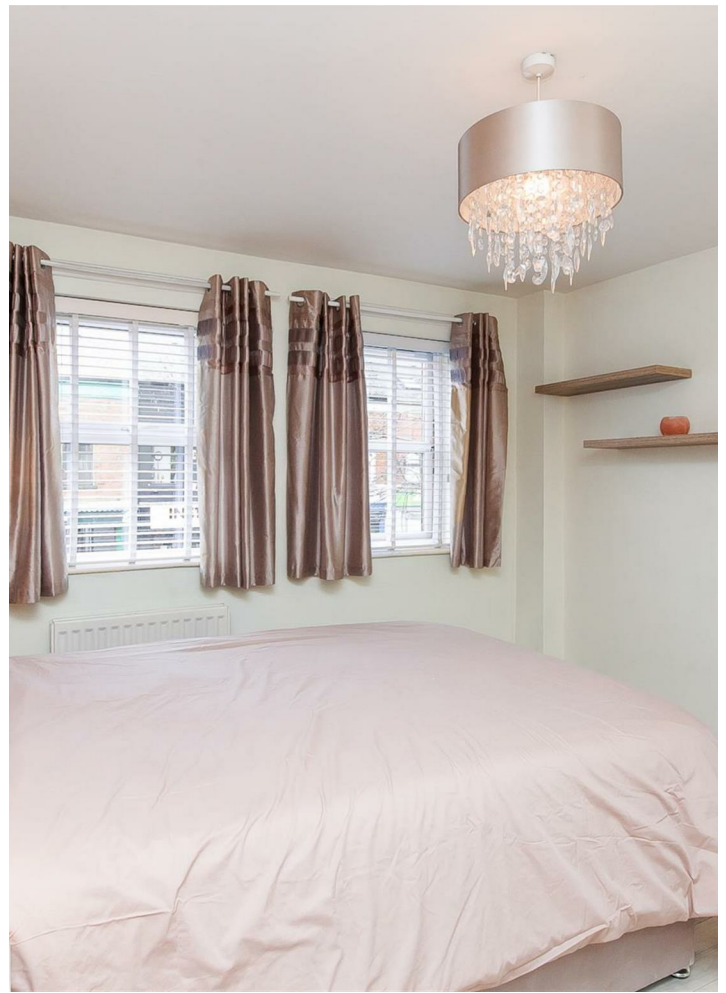
Walk-in robes.

### OUTSIDE

Feature railings to front while enclosed and landscaped to rear with feature double gates to car parking, paved and flagged.

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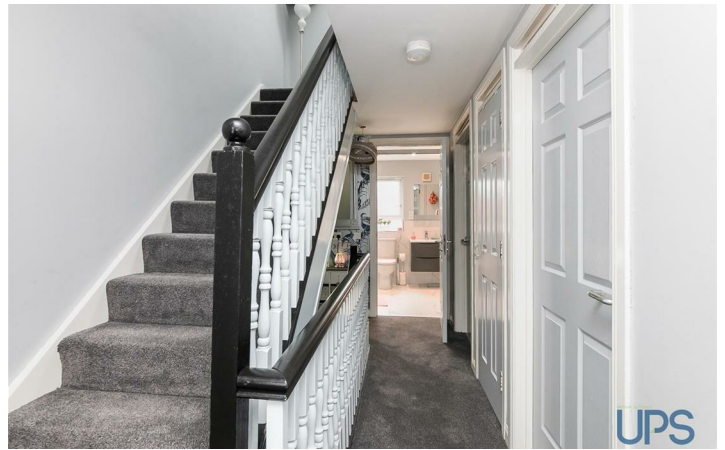








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Questions you may have.

**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. 18289885**

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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