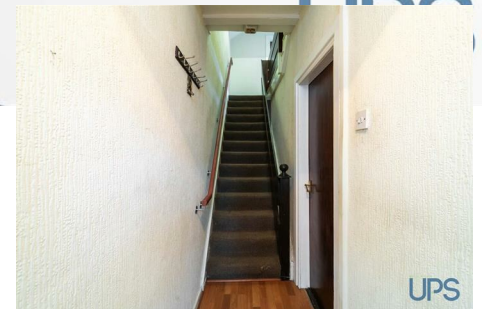




## 13 BROADWAY, BELFAST, BT12 6AS



A competitively priced, extended mid-terrace home offered for sale chain-free and benefiting from tremendous doorstep convenience to include a short walk to the Royal Victoria Hospital, St. Mary's University College, and an abundance of amenities on the nearby Falls Road, together with excellent transport links as well as the Glider service and wider motorway network, making this a fantastic purchase!

Boucher Road, with its many popular retail parks and restaurants, is also close by, as are beautiful parklands, lots of schools, and state-of-the-art leisure facilities, to name a few. The accommodation is briefly outlined below.

There are three bedrooms on the first-floor level.

On the ground floor, there is a spacious and welcoming entrance hall as well as a good-sized living room, which is open plan to a dining space and has access to a separate, extended fitted kitchen. In addition, a downstairs shower room adds further to the appeal of this charming home.

Gas-fired central heating and Upvc double glazing complement it further, and we have no hesitation in recommending this conveniently placed home that enjoys ease of access in and out of the city and arterial routes.

Early viewing is strongly recommended.

| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92 plus)                                   | A |                         | 66        |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C |                         |           |
| (55-68)                                     | D |                         |           |
| (39-54)                                     | E | 51                      |           |
| (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

- Extended mid terrace home benefitting from tremendous doorstep convenience to include a short walk to the Royal Victoria Hospital, St. Mary's University College and much more!
- Good sized living room open to dining space.
- Downstairs shower room.
- Chain free.
- Easy commuting distance to the city centre and Boucher Road.
- Three bedrooms.
- Extended fitted kitchen.
- Gas fired central heating / Upvc double glazing.
- Close to an abundance of amenities on the nearby Falls Road including lots of schooling, shops and state-of-the-art leisure facilities.
- Excellent transport links to include the Glider service and the wider motorway network on its doorstep.





## **GROUND FLOOR**

Hardwood front door to;

### **ENTRANCE PORCH**

Hardwood glass panelled inner door to;

### **SPACIOUS HALLWAY**

Laminated wood effect floor.

### **LIVING ROOM / DINING AREA**

Open plan to dining space.

### **DOWNSTAIRS SHOWER ROOM**

Shower facility, extractor fan, low flush w.c, pedestal wash hand basin.

### **EXTENDED KITCHEN**

Range of high and low level units, single drainer stainless steel sink unit, built-in hob, tiled floor, storage cupboard.

## **FIRST FLOOR**

### **BEDROOM 1**

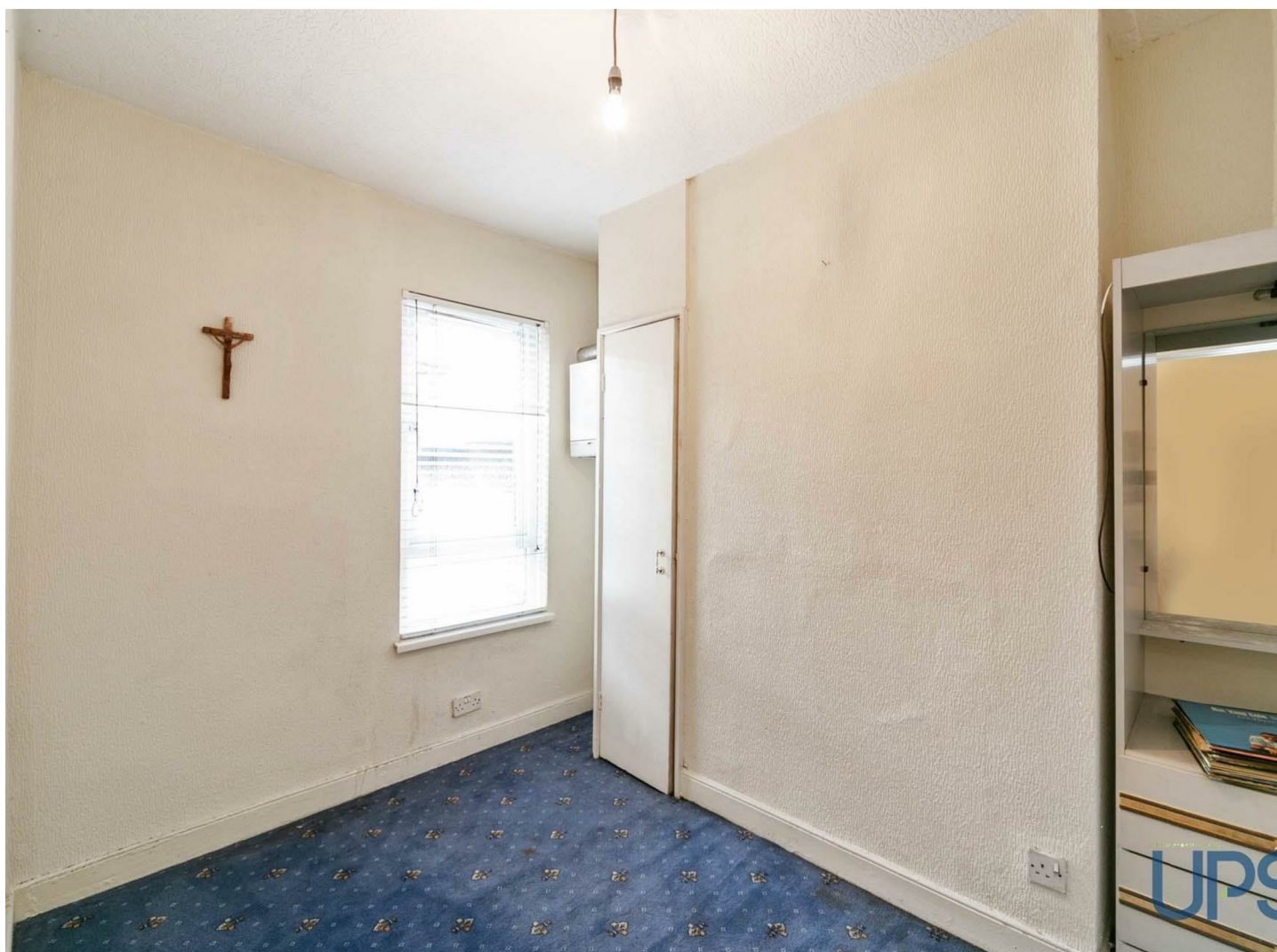
### **BEDROOM 2**

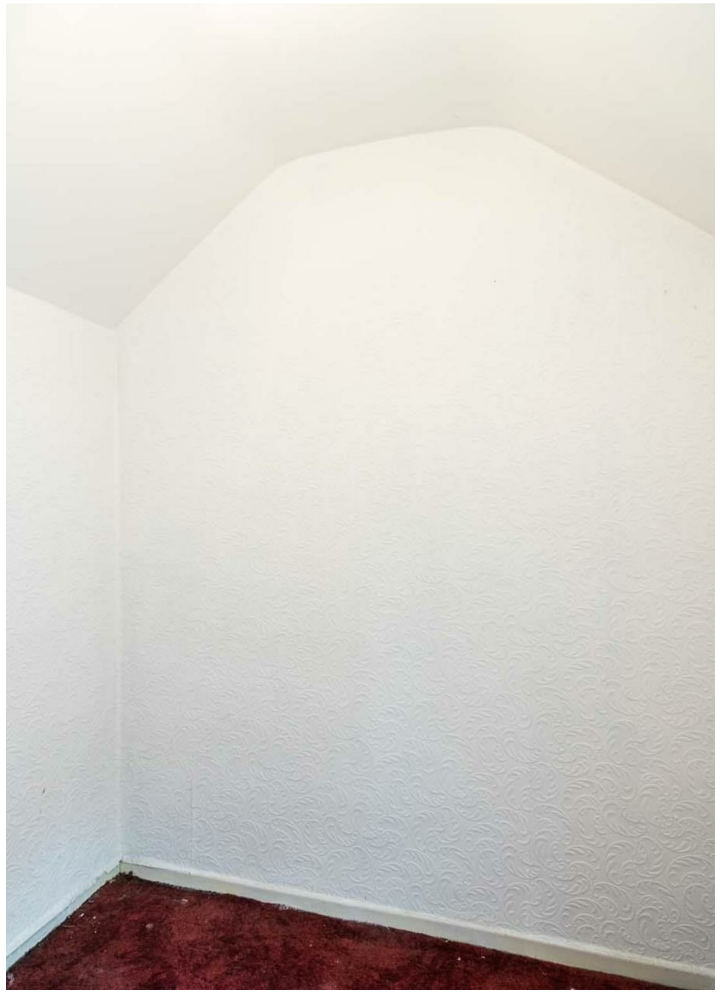
Built-in robes.

### **BEDROOM 3**

Built-in robes.

13 BROADWAY, BELFAST, BT12 6AS

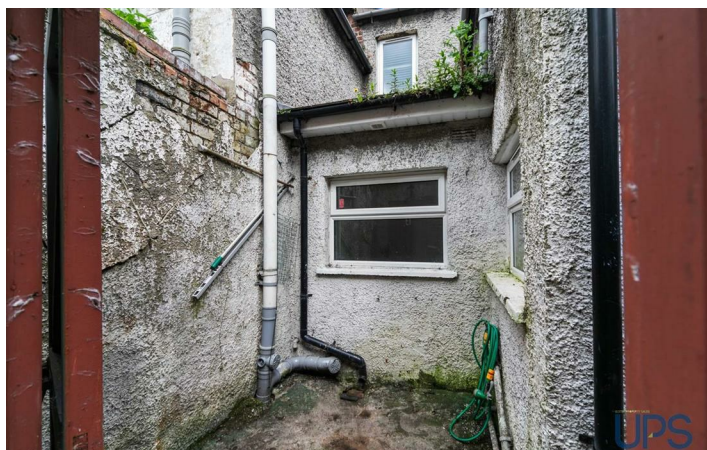
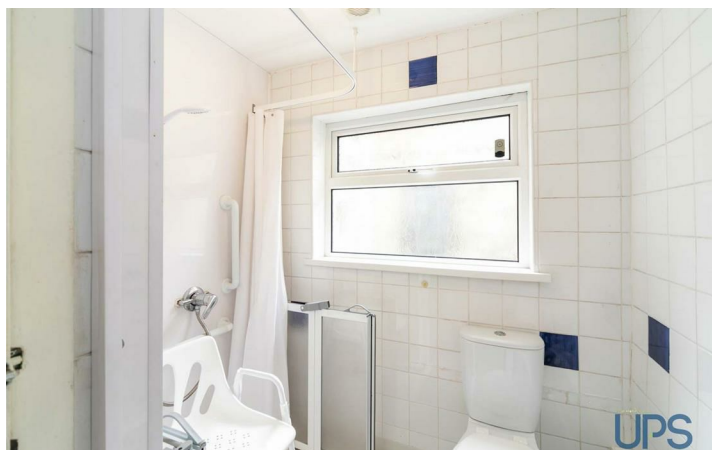








# 13 BROADWAY, BELFAST, BT12 6AS



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. 18045139**

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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