



## 4 ARDMOULIN PLACE, FALLS ROAD, BELFAST, BT12 4RT



A superb opportunity to purchase this well-appointed double-fronted home with off-road parking and enjoy this cul-de-sac setting adjacent to St. Peter's Cathedral, only a short distance away from the city centre, and lots of nearby amenities to include schools, shops, and transport links along with the Glider service and wider motorway network, to name a few!

This home has a higher-than-average energy rating (EPC C-72) and must be seen to be fully appreciated; the accommodation is briefly outlined below.

Two good-sized bedrooms and a white bathroom suite at first-floor level.

On the ground floor, there is a living room, a fitted kitchen with spotlights, and a breakfast bar.

Gas-fired central heating and Upvc double glazing, together with a good-sized, privately enclosed rear garden, all add further to the appeal of this wonderful home that enjoys ease of access to arterial routes, the city centre, Boucher Road, and lots of nearby schools and leisure facilities, to name a few!

Early viewing is recommended.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	72	73
(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 OVER £124,950



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### Key Features

- Well appointed, double fronted home with off road carparking superbly placed adjacent to St. Peter's Cathedral and within walking distance of the city centre!
- Bright and airy living room.
- White bathroom suite with spotlights.
- Good sized, privately enclosed rear garden.
- Proximity to Europa & Great Victoria Street bus & rail stations should to be replaced by Belfast's new transport hub - Belfast Grand Central Station.
- Two good sized bedrooms.
- Fitted kitchen with spotlights and breakfast bar.
- Gas fired central heating system / Upvc double glazing / Higher-than-average energy rating (EPC C-72)
- Close to lots of schools, shops and transport links along with the Glider service and wider motorway network on its doorstep.
- Viewing strongly recommended for this beautiful home that has tremendous doorstep convenience!





## GROUND FLOOR

Upvc double glazed front door to:

### ENTRANCE HALL

Cloakroom.

### LIVING ROOM

Centre rose.

### KITCHEN / DINING AREA

Range of high and low level units, double sink, built-in oven, built-in microwave, built-in hob, stainless steel extractor fan, plumbed for washing machine, spotlights, breakfast bar, Upvc double glazed back door.

## FIRST FLOOR

### WHITE BATHROOM SUITE

Bath, electric shower unit, low flush w.c, wash hand basin, chrome effect sanitary ware, chrome effect towel warmer, spotlights.

### BEDROOM 1

### BEDROOM 2

Built-in robes, cornicing.

### OUTSIDE

Enclosed rear garden, outdoor tap, wall, railing, pillars and gates, off road carparking, brick paviour driveway.

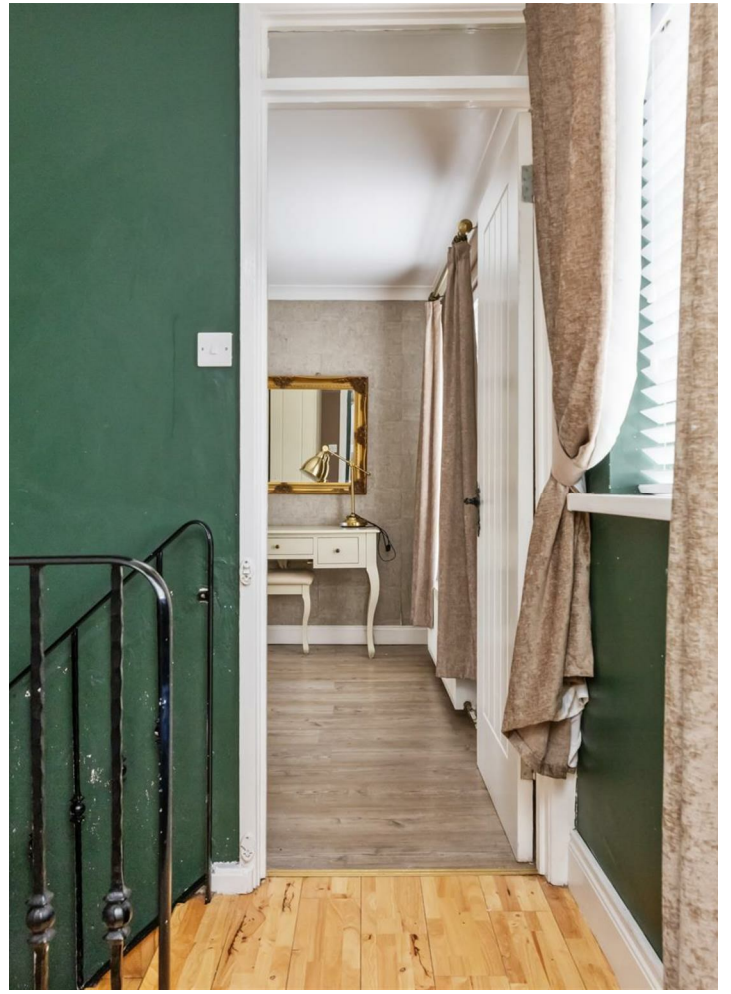




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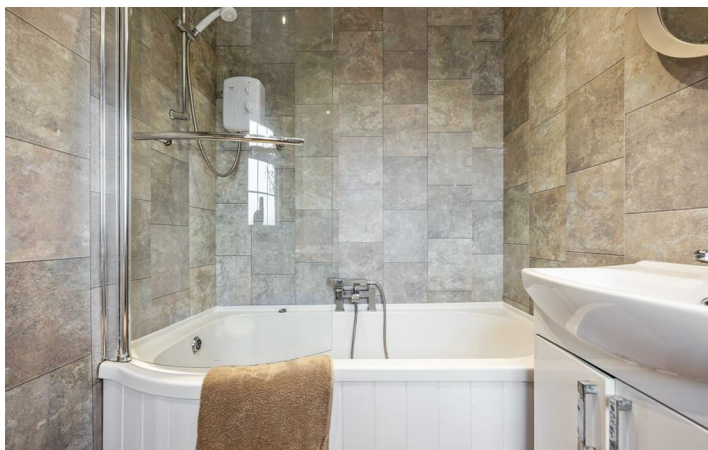
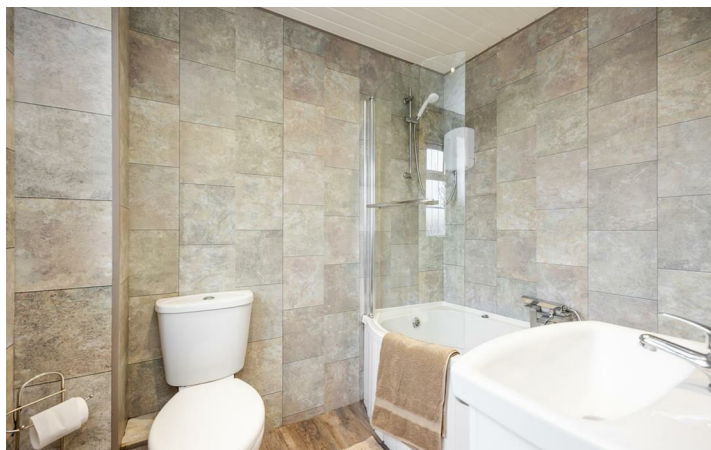








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Questions you may have.

**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 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. 16832565**

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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