



41 ST JAMES PARK, BELFAST, BT12 6DT



An extraordinary period semi-detached home with a double-storey extension offering sizeable living accommodation that can be very difficult to find coupled with this beautiful tree-lined street close to an abundance of amenities to include lots of schools, shops, and transport links along with the Glider service and wider motorway network, to name a few.

The property is full of character and charm and offers remarkable living space that extends to around 1362 sq ft and must be seen to be fully appreciated. The eye-catching accommodation is briefly outlined below.

Three big bedrooms will include a large principal bedroom with a private, luxury ensuite shower room with spotlights and decorative tiling. There is also a good-sized white bathroom suite with a jacuzzi-type bath, two washbasins, and spotlights.

On the ground floor, there is a spacious and welcoming entrance hall, as well as two separate reception rooms and an extended kitchen that is open plan to an impressive, significant dining and entertaining area, providing that much-desired accommodation that is perfectly positioned to the rear of the property with double doors leading to the privately enclosed, well-maintained, mature gardens and patio.

Gas-fired central heating (the new boiler was replaced approximately 9 months ago) and Upvc double glazing, as well as a detached garage, all add further to the appeal of this wonderful home.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	68
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland EU Directive 2002/91/EC			

OFFERS OVER £249,950

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Key Features

- An extraordinary period semi-detached home with a double-story extension offering sizeable living accommodation extending to around 1362 sq ft.
- Three big bedrooms to include a large principle bedroom with a private luxury ensuite shower room.
- Extended kitchen open plan to an impressive dining/entertaining area ideally placed to the rear of the property.
- Privately enclosed, well maintained, mature gardens, and additional patio area.
- Off-road car parking to a detached garage.
- Beautiful tree-lined street close to an abundance of amenities to include the wider motorway network, arterial routes, and excellent transport links along with the Glider service.
- Two separate reception rooms.
- Good-sized white bathroom suite with jacuzzi-style bath and two wash basins.
- Gas fired central heating (boiler replaced approximately 9 months ago) / Upvc double glazing.
- Magnificent tree-lined street in this established residential location that enjoys tremendous doorstep convenience, early viewing strongly encouraged!





GROUND FLOOR

Hardwood glass panelled front door with stained glass insets to;

SPACIOUS ENTRANCE HALL

Solid wooden floor.

LIVING ROOM

14'11 x 11'1
Solid wooden floor.

LOUNGE

11'10 x 9'11

KITCHEN / DINING AREA / LIVING AREA

20'10 x 18'5
Range of high and low level units, island with single drainer stainless steel 1 1/2 bowl sink unit, stainless steel extractor fan, under unit lighting, display cabinets, beautiful tiled floor, open plan to sizeable dining / entertaining space, Upvc double glazed double doors to garden.

FIRST FLOOR

BEDROOM 1

14'5 x 11'0

LUXURY ENSUITE

SHOWER ROOM

Shower cubicle with thermostatically controlled shower unit, low flush w.c. feature wash hand basin, chrome effect towel warmer, chrome effect sanitary ware, spotlights, beautiful tiled floor.

BEDROOM 2

14'10 x 10'9
Built-in robes.

BEDROOM 3

11'8 x 10'0

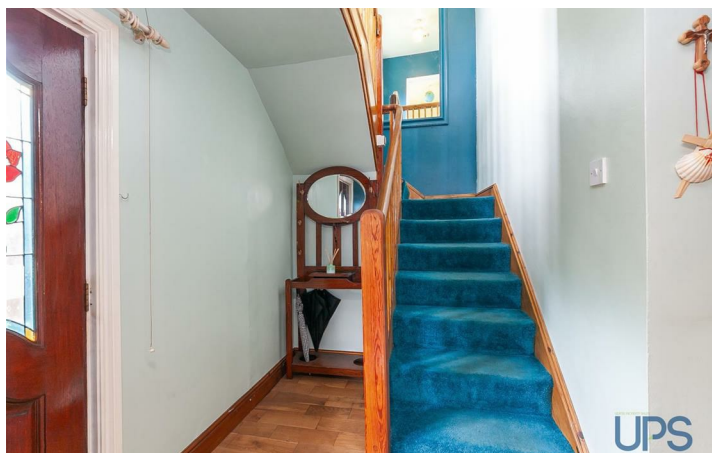
WHITE BATHROOM SUITE

Jacuzzi type bath, low flush w.c, 2 wash hand basins, chrome effect sanitary ware, beautiful tiled floor, partially tiled walls, spotlights, extractor fan.

OUTSIDE

Privately enclosed, well maintained, mature rear garden, additional patio, outdoor tap. Off-road car-parking to front and access to detached garage.

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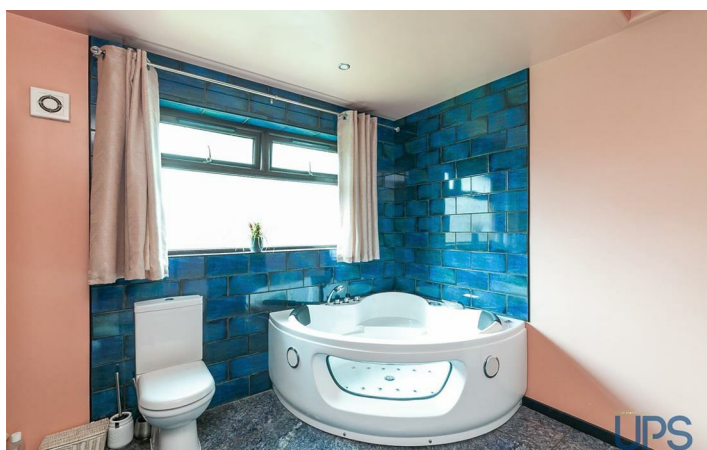
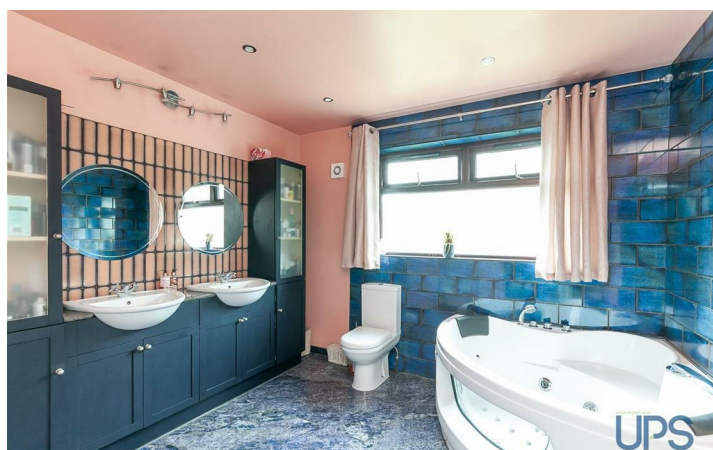




UPS



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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. 18101759

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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