ULSTER PROPERTY SALES
UPS
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NETWORK STRENGTH – LOCAL KNOWLEDGE

30 ST. JAMES'S ROAD, BELFAST, BT12 6EA

ASKING PRICE £130,000

Public Notice

Address: 30 St. James's Road Belfast, BT12 6EA
We are acting in the sale of the above property and have received an offer of £135,000.

Any interested parties must submit their offer in writing to the selling agent within 14 days of the date of this notice. If no further acceptable offers are received during this period, the property will be marked as Sold Subject to Contract and no further offers will be accepted while under this status.

Date of Notice: 12/08/2026

An attractive end-terrace home ideally situated in this highly sought-after residential location, which continues to enjoy strong demand. The property offers exceptional convenience, being within walking distance of a wide range of schools, shops, and transport links, including the Glider service. It also benefits from easy access to the Royal Victoria Hospital, St Mary's University College, Belfast City Centre, major arterial routes, the wider motorway network, Boucher Road, and the new Grand Central Station, to name but a few.

The accommodation comprises three bedrooms on the first floor.

On the ground floor, there is a bright living room, fitted kitchen, and bathroom.

Additional benefits include gas-fired central heating and partial double glazing.

Externally, the property enjoys both side and rear gardens, providing valuable outdoor space and enhancing its appeal.

Early viewing is strongly recommended to fully appreciate all that this chain-free home has to offer.

Key Features

- An attractive end-terrace home with rear and side gardens, ideally positioned and offered to the market chain-free.
- Three bedrooms.
- Living room.
- Kitchen.
- Downstairs bathroom.
- Gas-fired central heating and partial double glazing.
- Ideally situated within easy reach of an excellent range of local amenities, including schools, shops, and transport links, together with the Glider service, key arterial routes, and motorway.
- Conveniently located close to the Royal Victoria Hospital and St Mary's University College, with Belfast City Centre and Boucher Road both easily accessible.
- Early viewing highly recommended!

GROUND FLOOR
Hardwood front door to entrance porch, hardwood glass panelled inner door to;

LIVING ROOM
14'10 x 11'7

KITCHEN
12'3 x 9'2
Range of high and low level units, single drainer stainless steel sink unit.

DOWNSTAIRS WHITE BATHROOM SUITE
Bath, electric shower unit, low-flush W.C, wash hand basin.

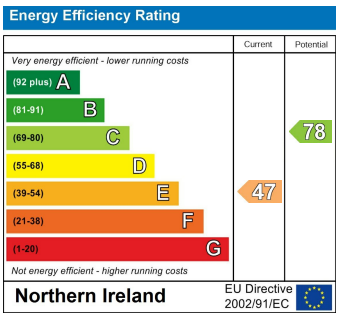
FIRST FLOOR

BEDROOM 1
12'7 x 9'7

BEDROOM 2
11'6 x 7'9

BEDROOM 3
9'3 x 6'8

OUTSIDE
Covered yard leading to rear and side gardens.



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.

As part of our legal obligations under The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, we are required to verify the identity of both the vendor and purchaser in every property transaction.
To meet these requirements, all estate agents must carry out Customer Due Diligence checks on every party involved in the sale or purchase of a property in the UK.
We outsource these checks to a trusted third-party provider. A charge of £20 + VAT per person will apply to cover this service.

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