

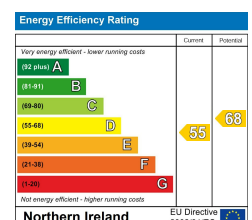


## 12 Finaghy Park Central, Belfast, BT10 0HP

**Price Guide £400,000**

Situated in this highly sought after location, we are pleased to offer for sale this spacious semi-detached home, ideal for the growing family. The accommodation comprises lounge with bay window, living room, sitting room and kitchen open plan to dining area. The first floor comprises three good sized bedrooms, bathroom suite and separate WC. Outside there is a large enclosed garden to rear in lawn, front garden in lawn, detached garage and driveway providing off street parking. Finaghy Park Central is a quiet Park located just off Finaghy Road North, within walking distance to Finaghy Train Station, leading schools & the shops & cafes of Finaghy Village.

- Beautiful Semi-Detached Home In Sought After Residential Location
- Kitchen Open Plan To Dining Area
- Bathroom Suite With Bath & Walk in Shower / Separate W.C
- Many Period Features In Place Including Fireplaces, Cornicing & Picture Rails
- Convenient to Local Amenities including Shops, Public Transport and Leading Schools
- Three Reception Rooms
- Three Good Sized Bedrooms
- Extensive Rear Garden In Lawn, Front Garden In Lawn, Large Driveway & Detached Garage
- Gas Fired Central Heating / PVC Double Glazing



## THE ACCOMMODATION COMPRISES

### ON THE GROUND FLOOR

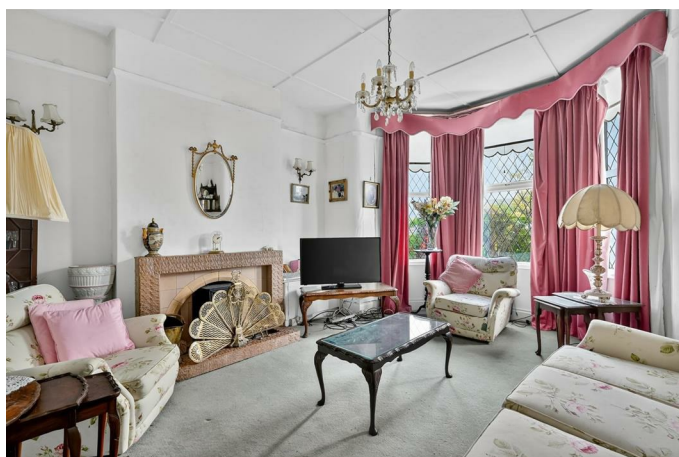
#### ENTRANCE

Hardwood front door to entrance porch. Inner PVC glass panelled door to reception hall.

#### RECEPTION HALL



#### LOUNGE 15'8" x 13'5" (4.8 x 4.1)



Tiled fireplace. Picture rail. Bay window.

#### LIVING ROOM 13'5" x 10'2" (4.1 x 3.1)



Tiled fireplace. Picture rail. Cornice.

#### SITTING ROOM 10'2" x 9'2" (3.1 x 2.8)



Solid wood floor. Tiled fireplace. Open to kitchen / dining.

#### KITCHEN / DINING AREA 19'4" x 16'8" at widest points (5.9 x 5.1 at widest points)



Range of high and low level units, plumbed for dishwasher and washing machine, part tiled walls, recessed spotlighting. Sliding patio doors to rear garden.



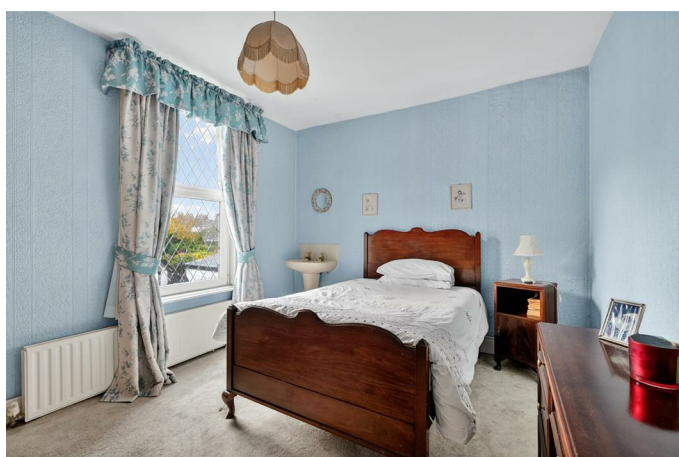
### ON THE FIRST FLOOR

### BEDROOM ONE 19'4" x 11'5" (5.9 x 3.5)



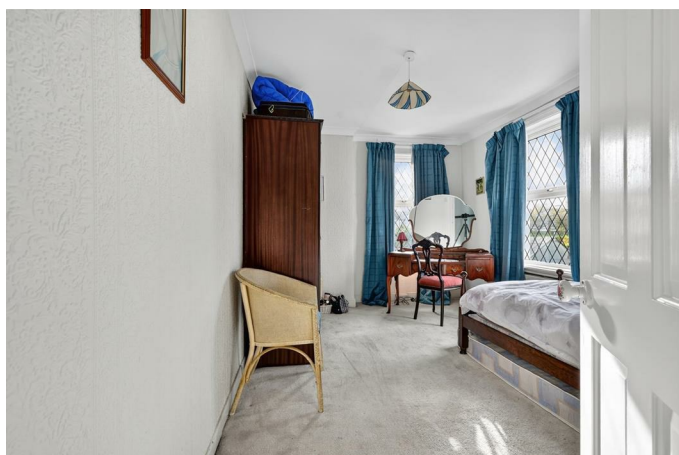
Pedestal wash hand basin.

### BEDROOM TWO 12'5" x 10'5" (3.8 x 3.2)



Pedestal wash hand basin.

### BEDROOM THREE 13'1" x 9'2" (4.0 x 2.8)



### BATHROOM



White suite comprising pedestal wash hand basin, bath, enclosed shower, fully tiled walls, ceramic tiled floor.

### W.C

Low flush W.C, wash hand basin, fully tiled walls, ceramic tiled floor.

### OUTSIDE



Enclosed rear garden in lawn. Spacious driveway providing off street parking., Front garden in lawn. Detached garage.

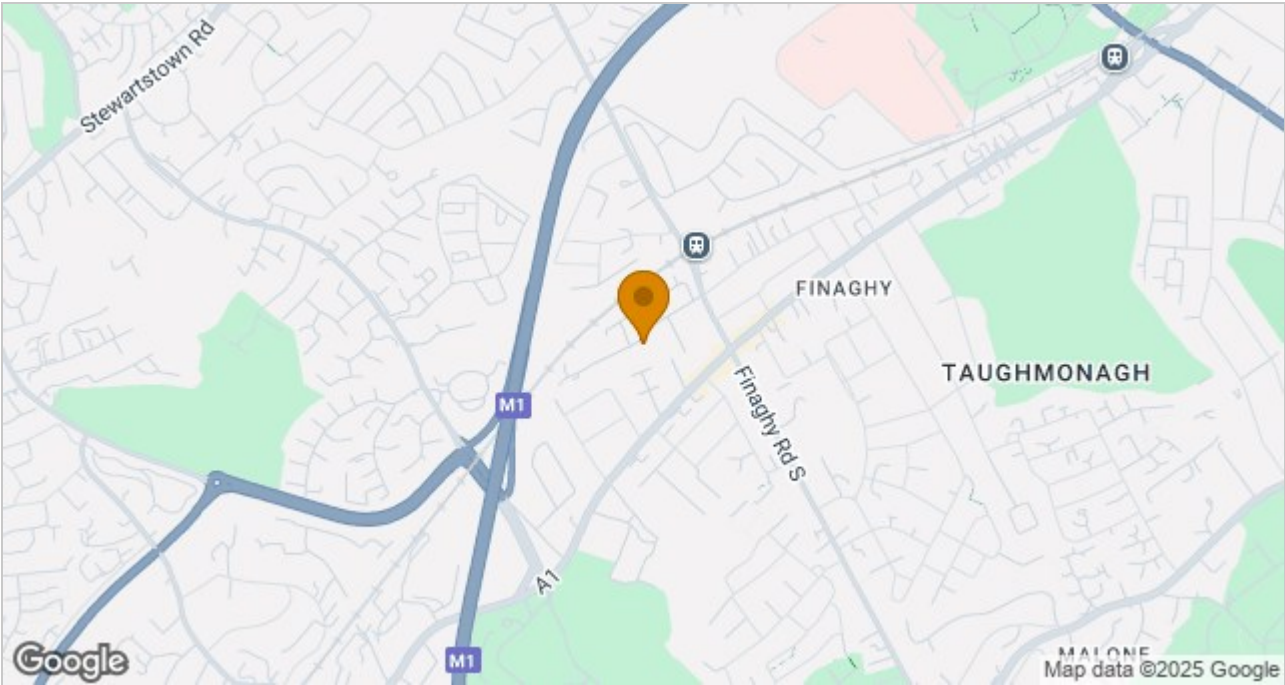


Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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