



117 Finaghy Road South, Belfast, BT10 0BZ

Price Guide £450,000

This impressive detached property provides an excellent family home located in a most convenient location. Bright and spacious, the property is well presented and finished to a high standard throughout. The accommodation comprises front reception room with feature fireplace and bay window, living room with an open aspect to spacious kitchen / dining, downstairs W.C, four bedrooms and contemporary bathroom. Gas fired central heating and PVC double glazing are both in place. Outside the property boasts a large south facing rear in lawn with patio area, spacious driveway to front and detached garage. Close to local shops and other amenities including bus stops, train station & leading schools, this property will appeal to a wide range of buyers so early viewing is advised.

- Beautifully Presented, Extended Detached Home
- Lounge With Double Doors Leading To Second Reception Room
- Contemporary Bathroom Suite
- South Facing Garden In Lawn With Patio Area, Front Garden Area In Lawn
- Four Excellent Bedrooms
- Well Fitted Kitchen With Island Open Plan To Dining Area
- Detached Garage & Spacious Driveway Providing Ample Parking
- Within Close Proximity To A Range Of Leading Schools & Excellent Transport Links

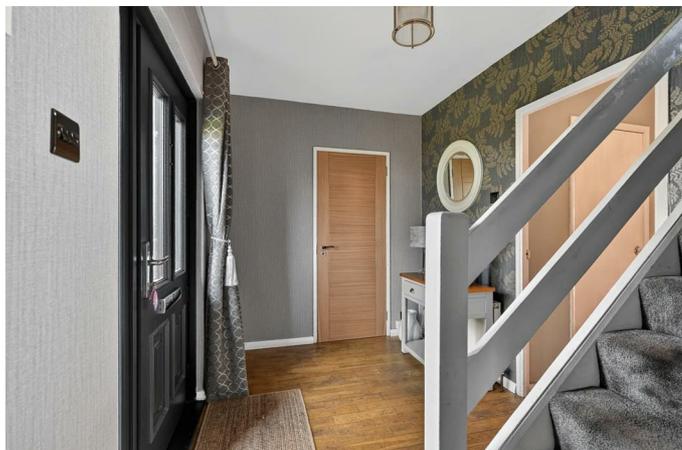
Energy Efficiency Rating		Current	Potential
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland			
		EU Directive 2002/91/EC	

**THE ACCOMMODATION COMPRISES
ON THE GROUND FLOOR**

ENTRANCE

Front door with glass panels.

RECEPTION HALL



Wooden floor.

LOUNGE 16'4" x 12'9" (5.0 x 3.9)



Inset contemporary open fire with stone inset and raised tiled hearth. Double doors leading to living room.



LIVING ROOM 13'9" x 13'1" (4.2 x 4.0)



Double PVC doors leading to garden.

KITCHEN 13'9" x 12'9" (4.2 x 3.9)



Extensive range of high and low level units, island unit with stainless steel sink unit, stainless steel extractor fan, tiled flooring, part tiled walls, recessed spotlighting.





DINING AREA 12'9" x 10'2" (3.9 x 3.1)



UTILITY ROOM 6'6" x 5'2" (2.0 x 1.6)
Plumbed for washing machine & tumble dryer. Gas boiler.

W.C
Pedestal wash hand basin, low flush W.C.

ON THE FIRST FLOOR
Storage off landing.

BEDROOM ONE 12'10" x 11'1" (3.92 x 3.4)



Wooden floor.

BEDROOM TWO 12'5" x 10'9" (3.8 x 3.3)



BEDROOM THREE 10'5" x 9'10" (3.2 x 3.0)



Wooden floor.

BEDROOM FOUR 8'6" x 7'10" (2.6 x 2.4)



Wooden floor.

BATHROOM



White suite comprising low flush W.C, pedestal wash hand basin, panel bath, walk in shower.

OUTSIDE

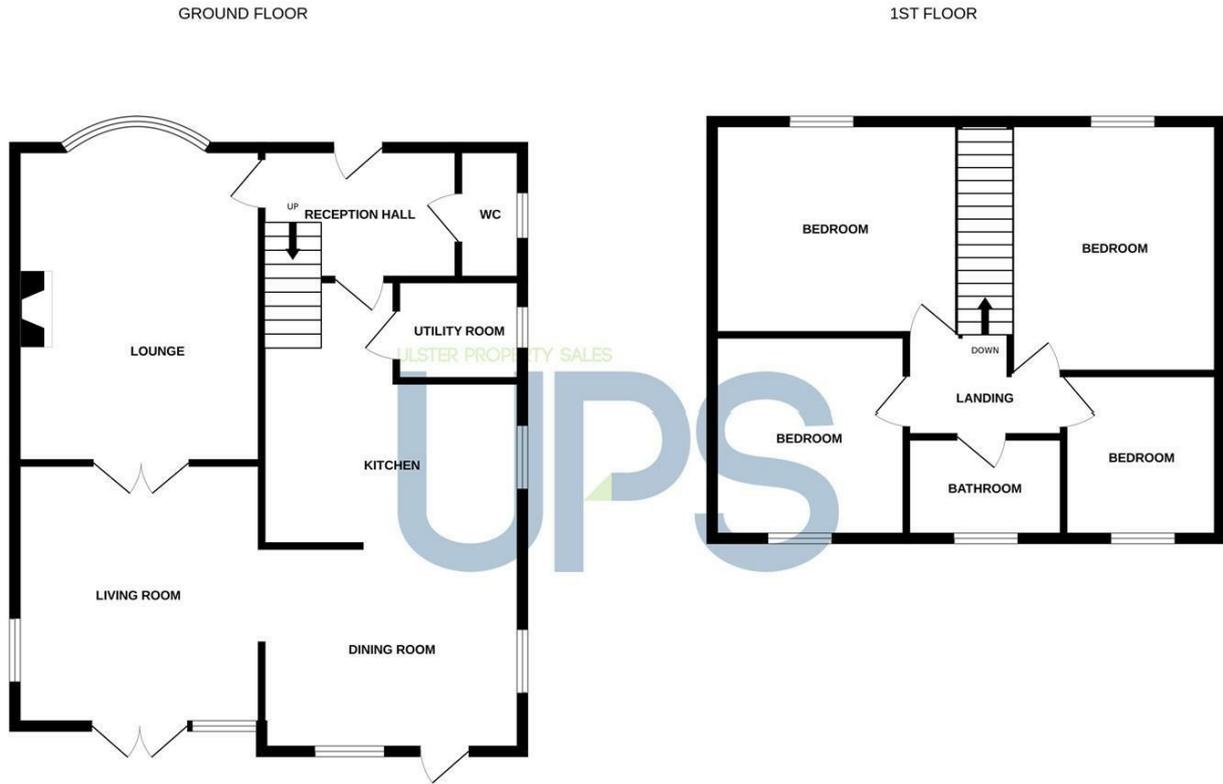


Enclosed south facing rear garden in lawn, patio area, spacious front providing ample parking, garden area to front in lawn.



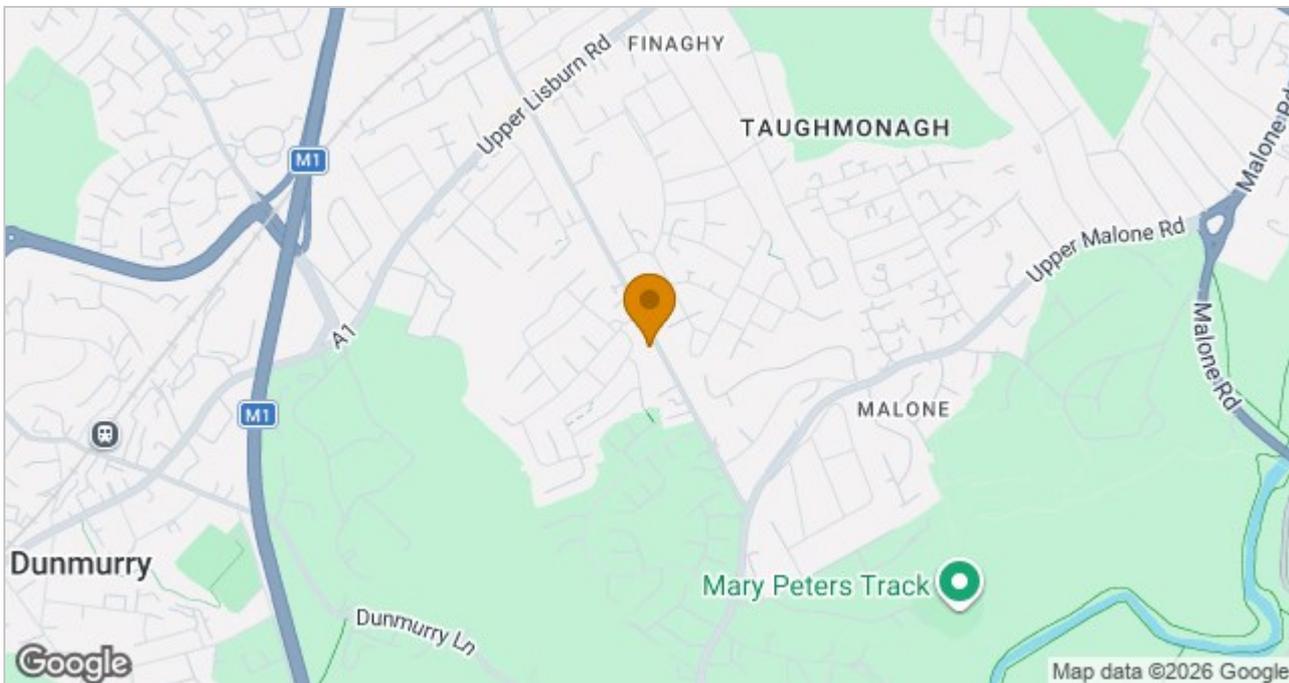
DETACHED GARAGE 22'11" x 9'10" (7.0 x 3.0)
Plumbed & wired.

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



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