

ULSTER PROPERTY SALES

UPS

ANDERSONSTOWN BRANCH

138 Andersonstown Road, Belfast,
Antrim, BT11 9BY

028 9060 5200

andersonstown@ulsterproperty.com

NETWORK STRENGTH - LOCAL KNOWLEDGE



**49 ASHTON PARK, FINAGHY ROAD NORTH,
BT10 0JQ**

OFFERS AROUND £274,950

A beautiful well maintained and presented red brick extended semi detached family home within an established, private cul de sac that enjoys a magnificent landscaped site. A well appointed family home with accommodation extending to approximately 1240 Sq / ft to include; Three excellent, bright comfortable bedrooms. Two separate reception rooms. Extended luxury finished fitted kitchen with a casual dining area. Large white luxury shower suite. Developed floored and sheeted Roofspace / Storage. Upvc double glazed windows / doors / fascia also in Upvc. Oil fired central heating system. Large detached garage. Good, fresh presentation throughout. Feature internal doors / floor coverings. Extensive, private, landscaped, mature gardens. Fantastic doorstep convenience located off the established Finaghy Road North close to schools, shops, and transport links, Finaghy Railway Station and an abundance of amenities in Andersonstown to include leisure facilities, cafes, restaurants, and much more. The property also enjoys accessibility to the Upper Lisburn Road and arterial routes. A superior extended family home difficult to find in today's market. Well worth viewing.



Key Features

- An exceptional red brick extended period semi detached family home within an established residential cul de sac.
- Two generous separate reception rooms, living room with feature double patio doors.
- Large white shower suite.
- Oil fired central heating system / Upvc double glazed windows.
- Private and mature landscaped gardens.
- Three excellent bright double bedrooms.
- Extended fitted kitchen / casual dining area.
- Developed floored and sheeted Roofspace / Storage.
- Detached Garage
- Well worth a visit.



GROUND FLOOR / ENTRANCE PORCH

Upvc double glazed entrance door, ceramic tiled floor, feature vestibule door to,

ENTRANCE HALL

Wooden effect stripped floor,

LOUNGE

12'5 x 12'8

Feature fireplace inset and hearth.

LIVING ROOM

14'8 x 12'8

Feature fireplace, black granite inset and hearth, upvc double glazed double patio doors / garden access;

EXTENDED KITCHEN / DINING AREA

17'8 x 7.8

Excellent range high and low level units, work surfaces, single drainer sink unit, breakfast bar, overhead extractor hood, plumbed for washing machine, tiling feature flooring, upvc double glazed back door,

FIRST FLOOR

PRINCIPLE BEDROOM 1

Built-in robes.

BEDROOM 2

11'9 x 11'1

Built-in robes.

BEDROOM 3

10'5 x 7'1

Wooden effect stripped flooring.

LUXURY SHOWER ROOM

Feature white shower enclosure, electric shower unit, wash hand basin, vanity unit, low flush Wc.

DEVELOPED ROOFSpace / STORAGE

15'4 x 10'1

Floored and sheeted, storage into eaves, light and power, velux window.

OUTSIDE

Driveway with car parking front and side, mature landscaped gardens in neat lawns, hedging and well stocked flowerbeds, feature flagging and fencing. Housed oil fired boiler. Outside light and tap.

DETACHED GARAGE

19'6 x 10'6

Up and over door, light and power.





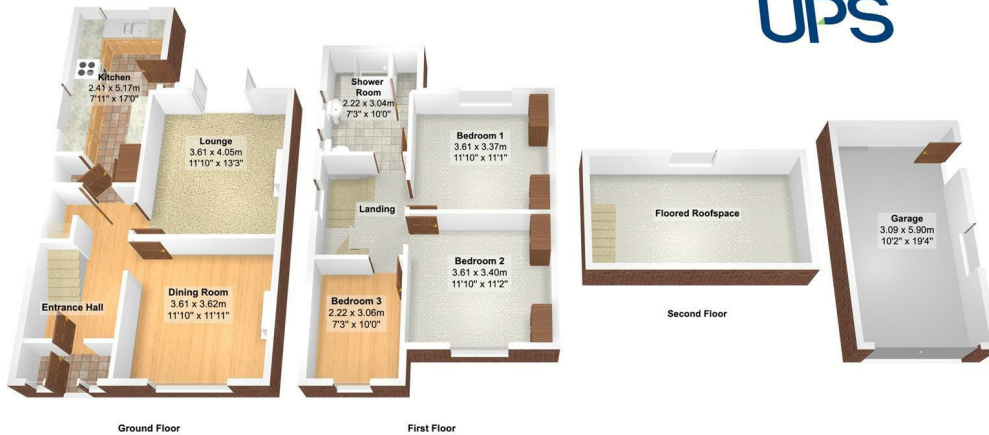






49 Ashton Park, BELFAST, BT10 0JQ

ULSTER PROPERTY SALES
UPS



Ground Floor

First Floor

Second Floor

Total Area: 115.2 m² ... 1240 ft² (excluding garage)

All measurements are approximate and for display purposes only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		68
(39-54)	E	42	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

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.

ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN
028 9060 5200

BANGOR
028 9127 1185

DONAGHADEE
028 9188 8000

GLENGORMLEY
028 9083 3295

RENTAL DIVISION
028 9070 1000

BALLYHACKAMORE
028 9047 1515

CARRICKFERGUS
028 9336 5986

DOWNPATRICK
028 4461 4101

MALONE
028 9066 1929

CWS Properties Ltd; Trading under licence as Ulster Property Sales (Ballyhackamore) Reg. No. NI616437; Registered Office: 324 Upper Newtownards Road, Belfast BT4 3EX
©Ulster Property Sales is a Registered Trademark

BALLYNAHINCH
028 9756 1155

CAVEHILL
028 9072 9270

FORESTSIDE
028 9064 1264

NEWTOWNARDS
028 9181 1444

