

ULSTER PROPERTY SALES

UPS

ANDERSONSTOWN BRANCH

138 Andersonstown Road, Belfast,
Antrim, BT11 9BY

028 9060 5200

andersonstown@ulsterpropertysales.co.uk

NETWORK STRENGTH - LOCAL KNOWLEDGE



**138 FINAGHY ROAD
NORTH, BELFAST, ANTRIM,**

OFFERS AROUND £349,950

A most attractive red brick detached residence superbly positioned fronting onto the highly sought-after Finaghy Road North, enjoying exceptional doorstep convenience with a wide range of amenities including schools, shops and excellent transport links. A bus stop is located literally on the doorstep, with Finaghy Train Station directly opposite, making commuting easy.

This impressive home enjoys a mature and extensive privately enclosed rear garden with a bright southerly aspect – a rare feature in today’s market. The property also benefits from off-road car parking, a well-maintained mature front garden, a large detached garage, and excellent potential for extension (subject to consents).

The accommodation comprises three well-proportioned bedrooms plus a smaller fourth room ideal as a home office, nursery or dressing room, along with a developed roof space. On the first floor there is a shower room with separate W.C.

On the ground floor, attractive period double doors lead to a welcoming entrance porch and spacious entrance hall with downstairs W.C. There are two reception rooms, including a large bright living room with double doors to the rear garden. The fitted kitchen is open plan to a sizeable dining and entertaining area.

Externally, the property is further enhanced by extensive private rear gardens, enjoying a peaceful setting with a bright southerly aspect and flagged patio area.

The location is highly convenient, with Finaghy, the Upper Lisburn Road and Andersonstown all within easy reach, offering a superb range of amenities including cafes, restaurants, leisure facilities and medical services.

An increasingly rare opportunity in this highly sought-after location, with excellent space, flexibility, and clear potential to create a long-term family home tailored to individual requirements. We have no hesitation in recommending an early viewing to avoid disappointment.



Key Features

- A striking detached chain-free residence, superbly positioned fronting onto the highly sought-after and well-established Finaghy Road North.
- Four bedrooms including a compact fourth bedroom, ideal for use as a home office, nursery or dressing room, complemented by a developed roof space.
- Fitted kitchen open plan to a sizeable dining and entertaining area.
- Beautiful feature period double doors open into an attractive entrance porch and spacious, welcoming entrance hall with convenient downstairs W.C.
- Superb transport links including a bus stop on the doorstep, Finaghy Railway Station directly opposite, and the Upper Lisburn Road within a short walking distance.
- Extensive eye-catching mature rear gardens benefiting from a bright southerly aspect, a highly desirable and increasingly rare feature in today's market.
- Two separate reception rooms, including a spacious, bright and airy living room with double doors providing access to the extensive mature gardens.
- First floor shower room with separate W.C.
- Off-road parking, large detached garage, oil-fired central heating, partial uPVC double glazing, and recently upgraded electrics.
- We strongly recommend early viewing of this magnificent detached home, which offers excellent potential for further extension, subject to the necessary consents.



GROUND FLOOR

A feature period double-door entrance opens into an attractive porch, leading through an inner door to a spacious and welcoming entrance hall, complete with a useful storage cupboard.

DOWNSTAIRS W.C.

Comprising a low-flush W.C. and wash hand basin.

LOUNGE / DINING ROOM / SEPARATE RECEPTION ROOM

13'11 x 10'1

Bay window and stripped wooden flooring.

LIVING ROOM

18'2 x 11'7

A lovely, bright and airy room with uPVC double-glazed double doors leading out to the extensive south-facing rear garden, offering pleasant views. The room also features an attractive fireplace with a tiled hearth and surround.

KITCHEN / DINING AREA

18'4 x 11'10

Fitted with a range of high and low-level units, a Belfast-style sink, tiled flooring, and a built-in hob with under-oven and extractor fan. Open plan to a sizeable dining and entertaining area.

FIRST FLOOR

BEDROOM 1

12'0 x 11'6

BEDROOM 2

11'8 x 9'0

BEDROOM 3

10'5 x 8'9

BEDROOM 4 / STUDY / HOME OFFICE

6'11 x 6'3

A compact room, ideal as a home office, nursery or dressing room.

SHOWER ROOM

Comprising a shower cubicle with electric shower unit, pedestal wash hand basin, and PVC paneled walls and ceiling.

SEPARATE W.C.

Comprising a low-flush W.C., parquet floor, tiled walls, and a stripped wooden ceiling.

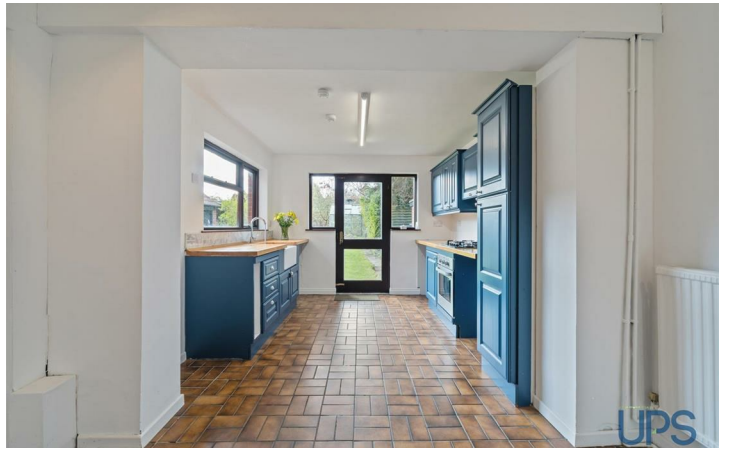
OUTSIDE

Well-maintained mature front garden with off-road car parking. To the rear, extensive and attractive mature gardens enjoy a bright southerly aspect, complemented by an additional flagged patio, creating a beautiful and peaceful setting.

LARGE DETACHED GARAGE.



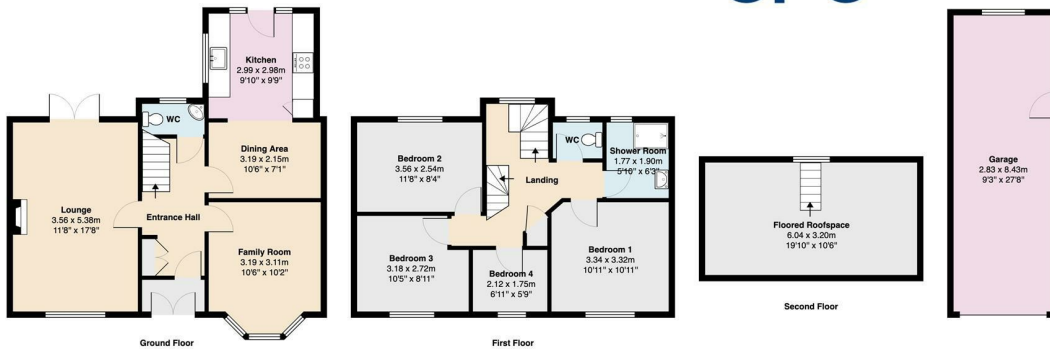








138 Finaghy Road North, BELFAST, BT10 0JD



Total Area: 126.5 m² ... 1361 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			
(39-54) E			
(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.

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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

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028 9064 1264

NEWTOWARDS
028 9181 1444



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