



22 RIVERDALE PARK WEST, FINAGHY ROAD NORTH, BELFAST, BT11 9DE



Perfectly positioned close to both Finaghy Road North and Andersonstown, this very attractive and substantial semi-detached home offers a rare opportunity to purchase a larger house type in one of the area's most established and desirable residential locations. With ease of access to a wide range of amenities including top local schools, shops, cafés, supermarkets, and leisure facilities, this is an ideal setting for families and professionals alike.

The area is exceptionally well-connected, with excellent transport links that include the Glider service, Finaghy Railway Station, nearby arterial routes, and the wider motorway network, all offering superb convenience for commuting across Belfast and beyond.

Offered for sale chain-free, this impressive home boasts fantastic kerb appeal and generous, well-appointed living space that is increasingly hard to find in today's market. Internally, the accommodation comprises a welcoming entrance porch leading to a spacious hallway, two bright and comfortable reception rooms, and a fitted kitchen with recessed spotlights. There is also the added benefit of a convenient downstairs W.C.

Upstairs, there are three well-proportioned bedrooms, along with a generous white bathroom suite. In addition, a large, developed roof space provides further practical space, adding to the overall flexibility of this excellent home.

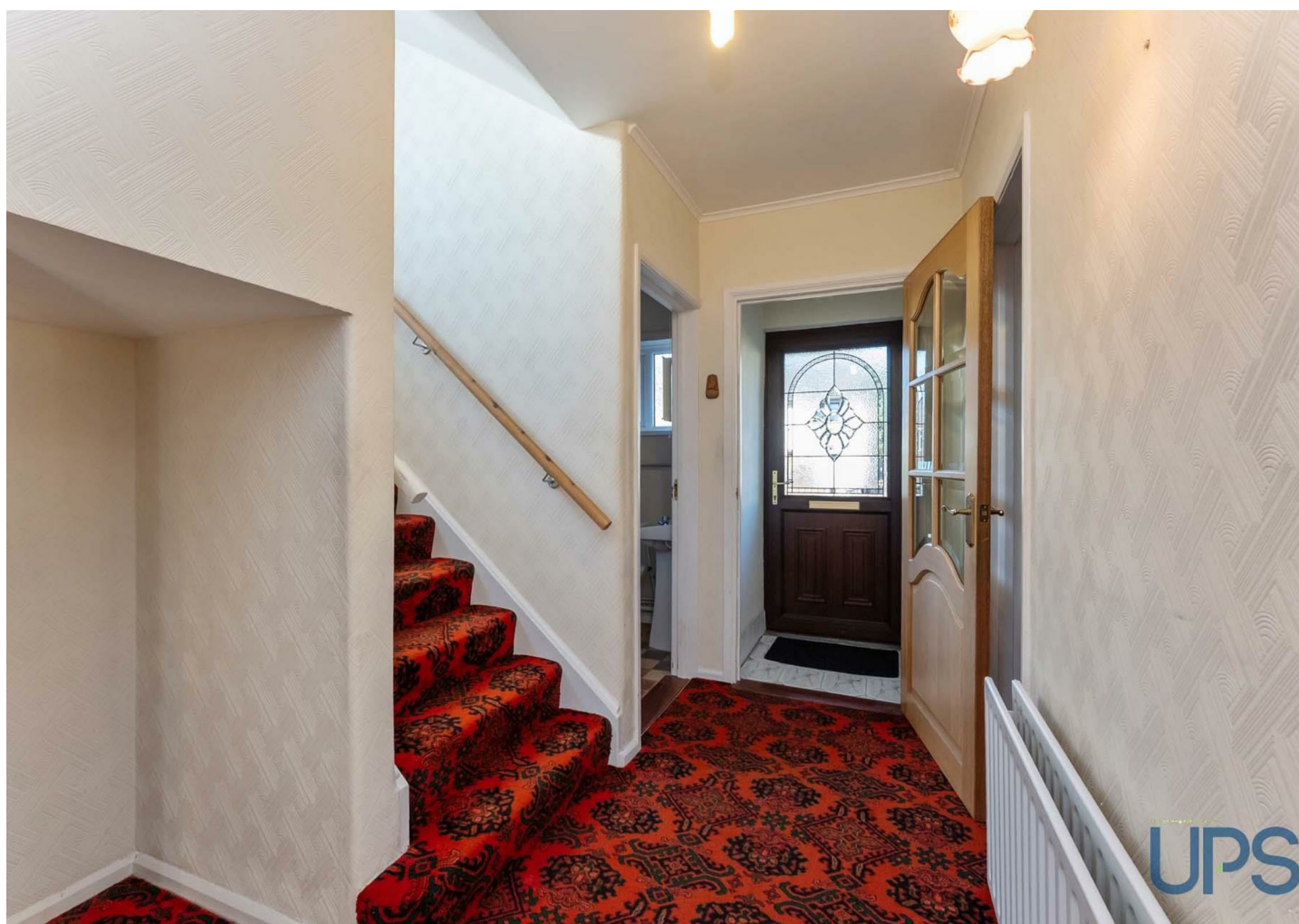
Externally, the property continues to impress. A well-maintained front garden sets the home back from the road, while to the rear, a large, enclosed garden with a good-sized

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		
(29-38) F		
(1-28) G		
Not energy efficient - higher running costs		
71	76	
Northern Ireland		
EU Directive 2002/91/EC		

OFFERS AROUND £259,950

Key Features

- Attractive and substantial semi-detached home that offers a rare opportunity to purchase a larger house type in one of the area's most established residential locations.
- Two bright and comfortable separate reception rooms.
- Spacious and welcoming entrance hall with a convenient downstairs w.c.
- Gas-fired central heating/double glazing.
- It's a short walk to Finaghy Road North, Upper Lisburn Road and an abundance of amenities in Andersonstown, as well as Finaghy railway station and lots of schools.
- Three good-sized bedrooms plus a large developed roof space.
- Fitted kitchen with recessed spotlights.
- Generous white bathroom suite on the first floor.
- Off-road car parking, a large privately enclosed rear garden and patios and a detached garage that has light, power and an outdoor water tap.
- Excellent transport links are very close by, including the Glider service, arterial routes and the motorway network, as well as state-of-the-art leisure facilities and much more – viewing recommended!





GROUND FLOOR

Upvc double glazed front door to;

ENTRANCE PORCH

Tiled floor, inner door to;

SPACIOUS AND WELCOMING ENTRANCE HALL

DOWNSTAIRS W.C

Low flush w.c, Worcester gas boiler, pedestal wash hand basin, tiled floor.

LOUNGE

10'9 x 10'4

LIVING ROOM

16'4 x 10'4

KITCHEN

12'1 x 10'9
Range of high and low level units, single drainer stainless steel 1 1/2 bowl sink unit, tiled floor, partially tiled walls, spotlights.

FIRST FLOOR

BEDROOM 1

11'11 x 10'5
Built-in robes.

BEDROOM 2

10'11 x 8'9

BEDROOM 3

11'0 x 9'0
Built-in robes.

WHITE BATHROOM SUITE

Bath, electric shower units, low flush w.c, wash hand basin and storage unit, partially tiled walls.

LANDING

Hardwood double glazed window, storage cupboard.

DEVELOPED ROOFSpace

21'0 x 14'8

Hardwood double glazed window.

OUTSIDE

Privately enclosed, well maintained rear garden and additional good sized, flagged patio, wall, railing, pillars and gates, of road carparking, front garden.

DETACHED GARAGE

20'5 x 9'10

Up and over door, light and power, pedestrian door, water tap.

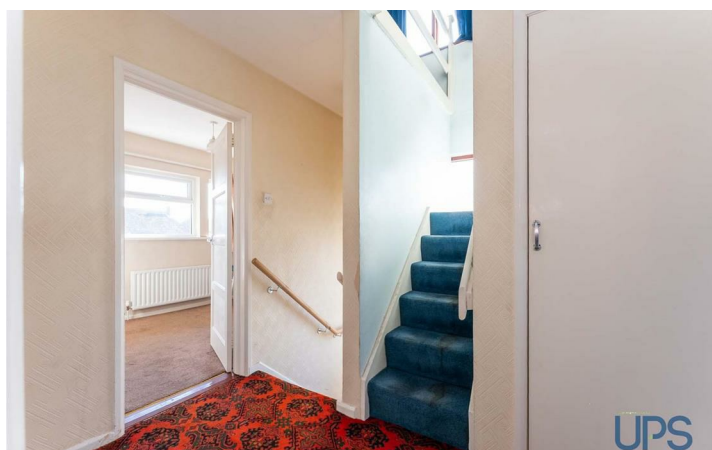
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Questions you may have.

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 Andersonstown on .

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. 18489683

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.

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