

ULSTER PROPERTY SALES

UPS

ANDERSONSTOWN BRANCH

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Antrim, BT11 9BY

028 9060 5200

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**77 ORCHARDVILLE
CRESCENT, FINAGHY ROAD**

OFFERS AROUND £199,950

A Rare Opportunity in a Prime Finaghy Location!

This well-appointed semi-detached home is being offered for sale for the first time since the current owners purchased it new. Perfectly situated in an established and highly convenient residential area, the property is just a short walk from Finaghy railway station, excellent transport links, and the many amenities of the Upper Lisburn Road and Finaghy. There is also an excellent choice of local schools, together with beautiful parklands and leisure facilities, all within easy reach.

The property is offered for sale chain-free and enjoys close proximity to all the facilities in Andersonstown, including cafes, restaurants, doctors' surgeries, pharmacies, and much more. Major arterial routes and the wider motorway network are also easily accessible, making this a superbly connected location.

Internally, the accommodation comprises three well-proportioned bedrooms and a coloured bathroom suite at first floor level. On the ground floor, there is a spacious and welcoming entrance hall leading to two separate reception rooms and a fitted kitchen.

Further benefits include uPVC double glazing, oil-fired central heating, off-street parking, and a detached garage with light and power. The privately enclosed rear garden is well maintained, featuring a flagged patio that enjoys a bright southerly aspect—perfect for outdoor relaxation or entertaining.

This highly sought-after and family-friendly location offers exceptional convenience to a wealth of nearby amenities, and early viewing is strongly recommended to avoid disappointment.



Key Features

- Superb opportunity to acquire this beautifully appointed semi-detached home, ideally situated in a prime Finaghy Road North location.
- Three bedrooms.
- Fitted kitchen.
- Oil-fired central heating and uPVC double glazing.
- Privately enclosed, well-maintained rear garden with patio, enjoying a bright southerly aspect.
- Conveniently located within a short walk of Finaghy Railway Station, with easy access to the shops and amenities on Upper Lisburn Road, excellent transport links, and nearby schools.
- Two separate reception rooms.
- Coloured bathroom suite.
- Off-road parking and a detached garage with light and power.
- Close to all amenities in Andersonstown, with easy access to main roads and the wider motorway network. Early viewing strongly recommended!



GROUND FLOOR

Upvc double glazed front door to spacious and welcoming entrance hall, laminated wood effect floor, storage understairs.

LIVING ROOM

12'9 9'11

Attractive fire place, marble effect hearth and surround, double doors to;

DINING ROOM

11'6 8'8

FITTED KITCHEN

11'11 7'0

Range of high and low level units, single drainer stainless steel sink unit, tiled walls and floor, upvc double glazed back door.

FIRST FLOOR

BEDROOM 1

13'0 9'9

Built-in robe.

BEDROOM 2

10'1 6'4

Built-in robe.

BEDROOM 3

9'10 9'8

COLOURED BATHROOM SUITE

Bath, telephone hand shower, low-flush W.C, pedestal wash hand basin, chrome effect sanitary ware, tiled walls and floor.

OUTSIDE

Wall, railings and gates, off road car-parking. Well-maintained, privately enclosed rear garden and additional flagged patio enjoying a bright southerly position. Outdoor tap.

DETACHED GARAGE

19'5 9'4

Light and power, up and over door, pedestrian door, oil-fired boiler.





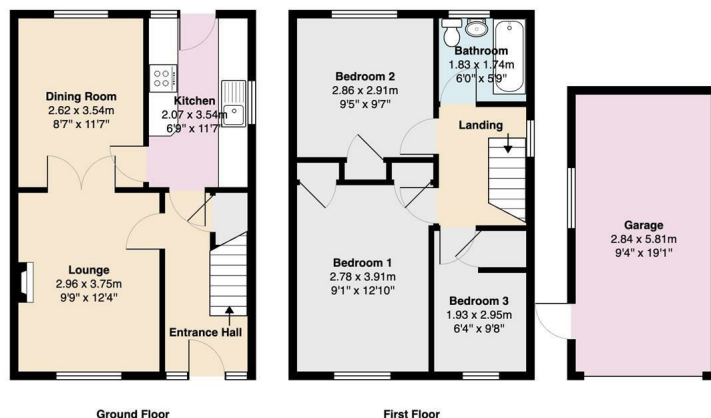






77 Orchardville Crescent, BELFAST, BT10 0JS

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Total Area: 71.3 m² ... 767 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		
	41	75
	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

BALLYHACKAMORE
028 9047 1515

BALLYNAHINCH
028 9756 1155

BANGOR
028 9127 1185

CARRICKFERGUS
028 9336 5986

CAVEHILL
028 9072 9270

DONAGHADEE
028 9188 8000

DOWNPATRICK
028 4461 4101

FORESTSIDE
028 9064 1264

GLENGORMLEY
028 9083 3295

MALONE
028 9066 1929

NEWTOWNARDS
028 9181 1444

RENTAL DIVISION
028 9070 1000



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