

ULSTER PROPERTY SALES

UPS

ANDERSONSTOWN BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



7 BRENDA PARK, FINAGHY  
ROAD NORTH, BELFAST,

OFFERS OVER £224,950

## Beautiful Extended Semi-Detached Home in a Prime Finaghy Location!

This is a rare opportunity to acquire a well-presented, extended semi-detached home ideally positioned within a small, private cul-de-sac just off Finaghy Road North. Offering exceptional convenience, the property sits directly opposite St. John the Baptist Primary School and is within easy reach of a wide range of local amenities.

The location is a standout feature, with excellent access to nearby schools, shops, and public transport links including the Glider service and Finaghy Railway Station. Andersonstown is also close by, offering leisure facilities, cafes, restaurants, and medical services, while arterial routes and the motorway network provide an easy commute to the city centre.

Internally, the home is spacious and well laid out. The ground floor comprises a bright and welcoming entrance hall, along with two separate reception rooms, one of which is the extended sunroom, ideally located just off the kitchen and privately positioned to the rear. There is also a generous fitted kitchen with dining space and a convenient downstairs WC.

Upstairs, the property offers three well-proportioned bedrooms along with a white bathroom suite with separate shower cubicle.

Additional benefits include oil-fired central heating, uPVC double glazing, and off-street parking.

Externally, the property boasts extensive, privately enclosed rear and side gardens – a rare find in today's market – offering excellent outdoor space and potential for further extension (subject to the necessary planning permissions).

Early viewing is highly recommended to fully appreciate everything this superb home has to offer.



## Key Features

- A beautiful semi-detached home extending to around 1,050 sq ft and perfectly set within extensive gardens in this private and small cul-de-sac opposite St John the Baptist Primary School.
- Three bedrooms.
- Kitchen open plan to a sizeable dining/entertaining area. Downstairs W.C.
- Oil-fired central heating and uPVC double glazing.
- A profusion of schools, shops, cafés and restaurants close by, as well as a wealth of amenities in Andersonstown, along with leisure facilities.
- Superb Finaghy Road North address benefiting from excellent doorstep convenience, including outstanding transport links such as the Glider service and nearby railway connections.
- Two separate reception rooms, including a sunroom privately positioned just off the kitchen to the rear of the property.
- White bathroom suite comprising bath and separate shower cubicle.
- Off-road car parking and extensive grounds offering potential to extend further, subject to the usual consents.
- A rare opportunity to purchase within this established and highly convenient residential location—early viewing is strongly advised!



### GROUND FLOOR

Upvc double glazed front door to spacious and welcoming entrance hall.

### LIVING ROOM

13'7 x 11'1

Fire place, marble effect hearth and surround, cornicing.

### KITCHEN / DINING AREA

17'7 x 12'7

Range of high and low level units, single drainer stainless steel 1 1/2 bowl sink unit, partially tiled walls, open plan to sizeable dining area.

### DOWNSTAIRS W.C

Low-flush W.C., wash hand basin.

### EXTENDED SUN ROOM

15'8 x 9'9

Tiled floor, spotlights, Upvc double glazed back door.

### FIRST FLOOR

#### BEDROOM 1

12'7 x 9'9

#### BEDROOM 2

12'4 x 10'2

#### BEDROOM 3

9'4 x 7'10

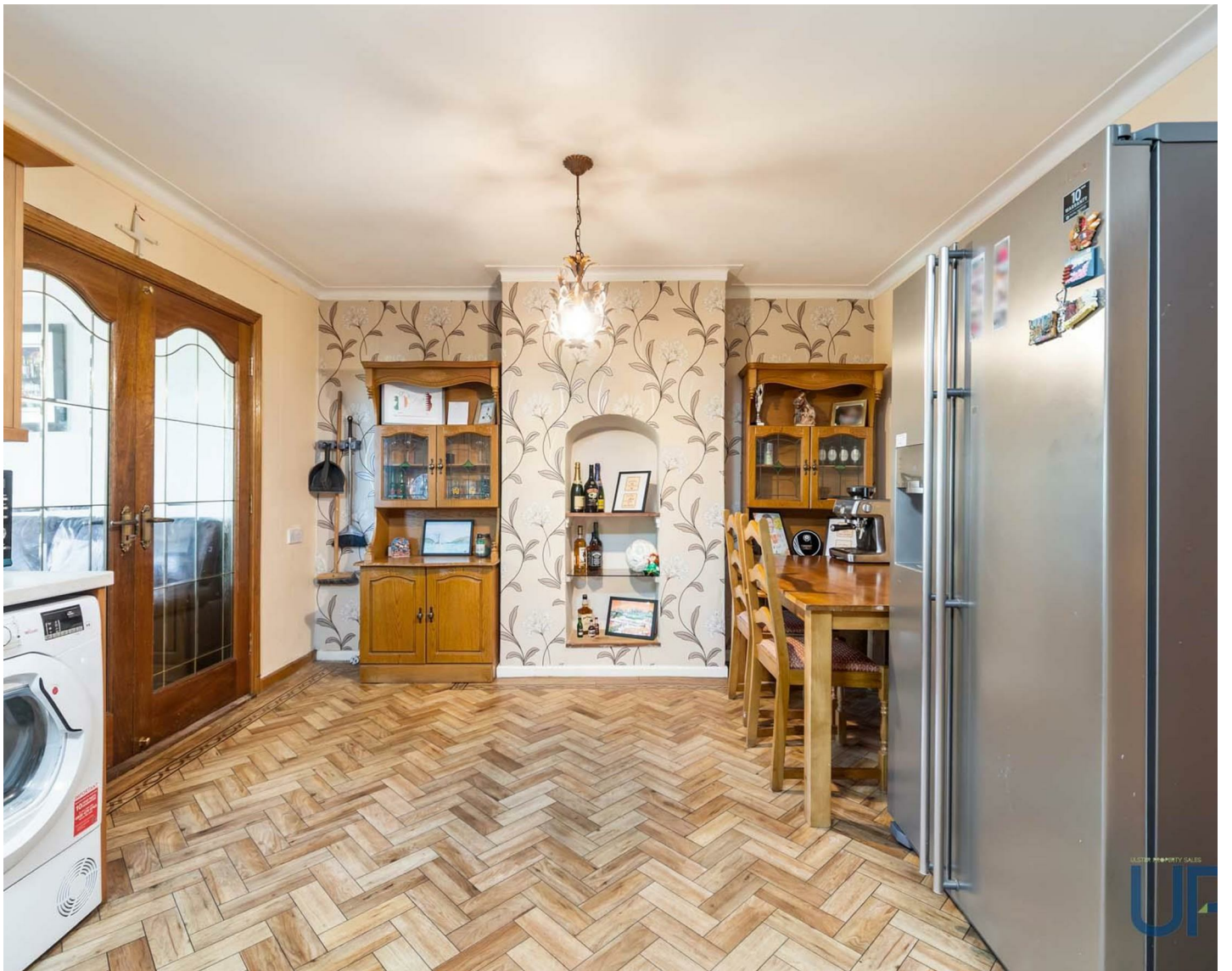
Built-in robe.

### WHITE BATHROOM SUITE

Bath, separate shower cubicle, low-flush w.c., pedestal wash hand basin, extractor fan, tiled walls and floor.

### OUTSIDE

Off road car-parking. Privately enclosed extensive rear gardens.











7 Brenda Park, BELFAST, BT11 9EJ



Total Area: 97.4 m<sup>2</sup> ... 1049 ft<sup>2</sup>  
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		61	71
(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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028 9060 5200

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028 9047 1515

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028 9756 1155

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028 9336 5986

CAVEHILL  
028 9072 9270

DONAGHADEE  
028 9188 8000

DOWNPATRICK  
028 4461 4101

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GLENGORMLEY  
028 9083 3295

MALONE  
028 9066 1929

NEWTOWARDS  
028 9181 1444

RENTAL DIVISION  
028 9070 1000



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