

ULSTER PROPERTY SALES

UPS

ANDERSONSTOWN BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**APT 12 TRENCH PARK,
FINAGHY ROAD NORTH,**

OFFERS AROUND £134,950

A fantastic opportunity to acquire a refurbished, competitively priced, 1st floor apartment with rear garden and feature Roof Terrace located within this established residential development off the increasingly popular Finaghy Road North. Two good, bright, comfortable double bedrooms and one generous reception room. Fitted kitchen with access to feature Roof Terrace. White bathroom suite. Upvc double glazed windows. Gas fired central heating system. Private and secure extensive rear garden with enclosed gated car parking. Good, fresh, youthful presentation throughout. Feature floor coverings. Established residential location off Finaghy Road North offering exceptional doorstep convenience with accessibility to leading Schools, Shops and transport links to include the Glider service and Finaghy Railway Station all nearby. Chain free / Immediate possession. Well worth a visit.



Key Features

- A fantastic opportunity to acquire a refurbished, competitively priced, 1st floor apartment with rear garden and feature Roof Terrace located
- One generous reception room.
- White bathroom suite
- Gas central heating system.
- Good fresh youthful presentation throughout / Feature floor coverings.
- Two good, bright, comfortable double bedrooms
- Luxury fitted kitchen with access to a feature Roof Terrace.
- Upvc Double glazed windows.
- Private and secure extensive rear garden with enclosed gated car parking.
- Chain Free / Immediate Possession.



GROUND FLOOR

Upvc entrance door to communal hall / Stairs to 1st floor / Feature entrance door to:

ENTRANCE HALL

built-in cupboard / Gas boiler.

LOUNGE

15'7 x 10'1

LUXURY FITTED KITCHEN

10'3 x 8'5

Range of high and low level units, feature work tops, sink unit, plumbed for washing machine, tiling. Upvc double glazed door access to feature Roof Terrace with paving and steps to rear garden.

PRINCIPLE BEDROOM 1

12'8 x 9;5

BEDROOM 2

9'6 x 9'2

WHITE BATHROOM SUITE

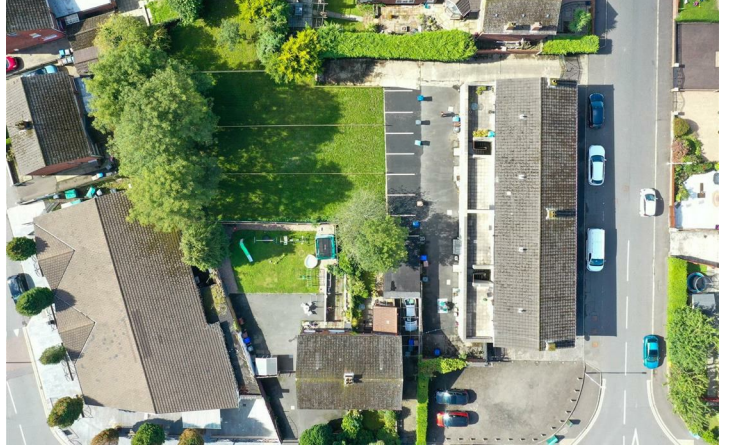
White suite with, paneled bath, electric shower unit, was hand basin, low flush Wc, tiling.

OUTSIDE


Private paved Roof Terrace with steps / access to enclosed gated car parking, extensive lawned gardens.









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	77
(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.

ULSTERPROPERTYSALES.CO.UK

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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

BALLYNAHINCH
028 9756 1155

CAVEHILL
028 9072 9270

FORESTSIDE
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NEWTOWNARDS
028 9181 1444



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