

TEMPLETON
ROBINSON



49 Finaghy Park Central,
BELFAST,
BT10 0HP

Offers Over
£549,950

Viewing by
appointment with
& through agent
028 90 663030



This stunning semi-detached bungalow, situated on a sizeable plot in the ever popular Finaghy Park Central presents a unique opportunity to acquire not only a charming dwelling but also an additional self-contained annex.

The main residence is finished to an exceptional level of specification throughout and offers ample adaptable accommodation currently comprising three double bedrooms; Principal with ensuite shower facilities to compliment to luxury family bathroom. The fabulous open plan kitchen, living and dining provides the perfect space to entertain guests with wood burning stove, high ceilings and access to utility room with large sliding doors onto the paved patio area.

The self-contained annex is beautifully presented, offering an ideal space for guests, family or an air bnb opportunity. Briefly comprising a bright living room open to modern fully fitted kitchen with patio doors on

a paved patio area, spacious double bedroom and contemporary shower room with access to a floored and insulated loft.

Adding to its allure the property includes ample off street parking facilities for at least five cars ensuring convenience to residents and visitors alike. The rear garden is complete with paved patio area, well maintained lawn and fully insulated shed with electric and Wi-Fi connection, ideal for a home office. Furthermore both dwellings benefit from solar panels for electric and double glazing throughout.

Due to its unique opportunity and situated in a prime location, early viewing is highly recommended.



- Fabulous Semi-Detached Bungalow with Additional Self-Contained Annex in a Prime and Highly Sought After Location
 - Spacious Lounge with Wood Burning Stove
- Impressive Open Plan Kitchen, Living and Dining Area with Wood Burning Stove, Access to Utility and Sliding Doors onto Paved Patio
 - Three Double Bedrooms, Principal with Ensuite Shower Room
 - Contemporary Family Bathroom with White Suite
- Driveway Parking for Numerous Cars and Privately Enclosed Landscaped Rear Garden
 - Gas Central Heating, Double Glazing Throughout, Solar Panels
 - Fully Insulated Shed with Power and Wi-Fi Connection
- Beautiful Self-Contained Annex with Living Room, Kitchen, Shower Room and Double Bedroom
- A Unique Opportunity in an Extremely Desirable Location, Early Viewing Highly Recommended

The Property Comprises:

Ground Floor

HALLWAY: Composite front door, ceramic tiled floor.



LOUNGE: 27' 0" x 26' 4" (8.23m x 8.03m) (Overall measurement to including kitchen/living).
Ceramic tiled flooring, multi-fuel wood burning stove.



Open plan to :

KITCHEN/LIVING: Luxury fitted kitchen, integrated oven, microwave and extractor fan. Island unit with Schott ceramic hob, integrated fridge/freezer and dishwasher, laminate work surfaces, Blanco sink with mixer taps, sliding patio doors.



UTILITY ROOM: Stainless steel sink with mixer taps, plumbed for washing machine, ceramic tiled floor, gas boiler.



BEDROOM (1): 16' 2" x 15' 9" (4.93m x 4.8m) Feature bay window, ceiling cornicing, carpeted.

ENSUITE SHOWER ROOM: Low flush wc, wash hand basin with storage underneath, walk-in shower, chrome heated towel rail, ceramic flooring, extractor.



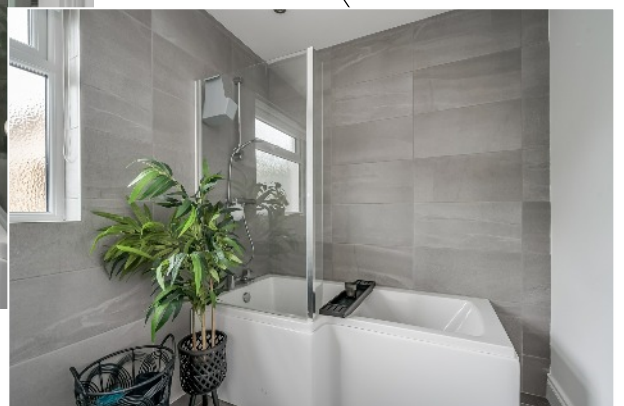
BEDROOM (2): 10' 5" x 9' 2" (3.18m x 2.79m) Carpeted.



BEDROOM (3): 10' 1" x 7' 9" (3.07m x 2.36m) Carpeted.



BATHROOM: 9' 6" x 6' 6" (2.9m x 1.98m) Low flush wc, wash hand basin, bath with overhead shower, ceramic tiled floor, chrome heated towel rail, LED mirror, extractor fan.



SELF-CONTAINED ANNEX: Approximately 80 sq m with electric heating.



LIVING ROOM: Laminate waterproof flooring, double doors onto paved patio area. Open plan to:

KITCHEN: Range of high and low level units, built-in oven, ceramic hob, extractor fan. Integrated fridge/freezer, washing machine, microwave. Island unit with storage underneath, laminate work surfaces, sink unit with mixer tap.





BEDROOM (1): 12' 5" x 12' 2" (3.78m x 3.71m) Carpeted, recessed lighting.

SHOWER ROOM: Low flush wc, wash hand basin with storage underneath, walk-in shower cubicle with overhead electric Mira shower, chrome heated towel rail, waterproof laminate flooring. Slingsby ladder access to fully floored and insulated roofspace with light and power.

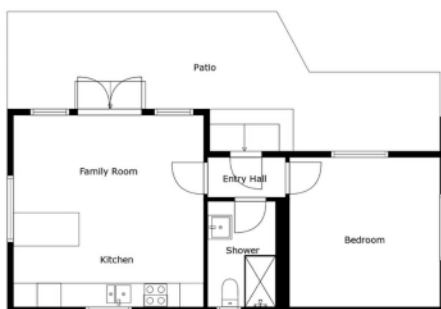
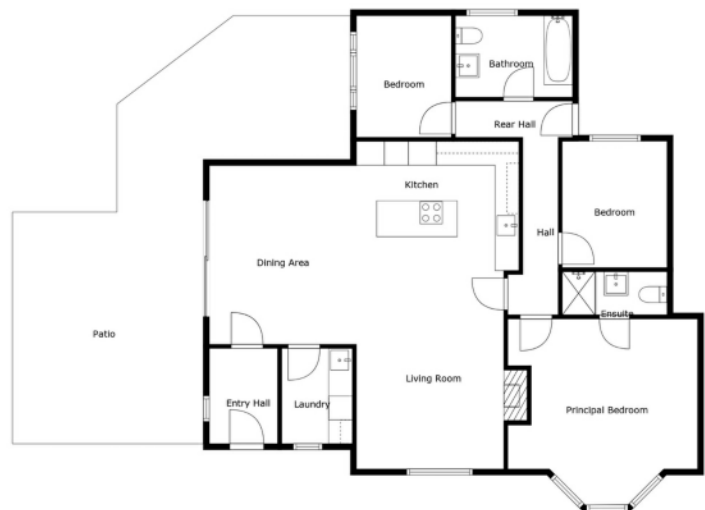


Outside

SHED: 15' 0" x 8' 0" (4.57m x 2.44m) Light, power and WiFi.

Paved patio area in lawn, ample driveway parking.





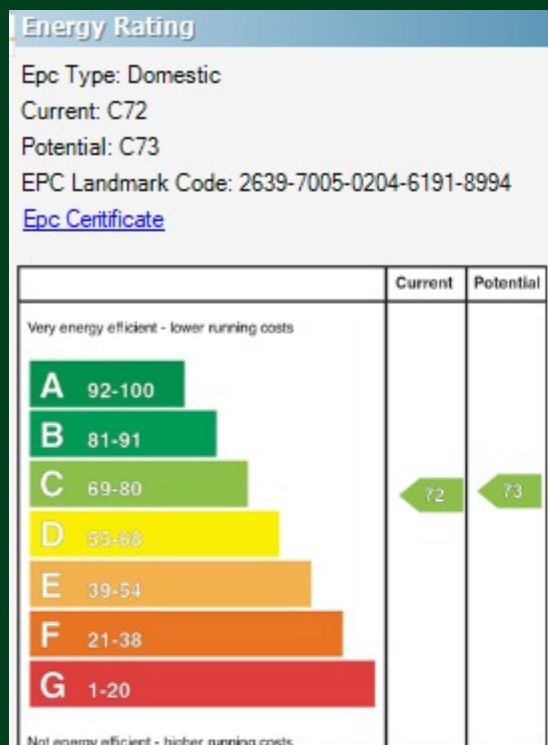
Sizes And Dimensions Are Approximate. Actual May Vary.

Location:

From Finaghy Crossroads take Finaghy Road North and Finaghy Park Central is on the left hand side.

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