



## 114 TRENCH PARK, FINAGHY ROAD NORTH, BELFAST, BT11 9FG

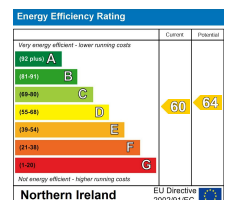


An extraordinary, extended, and up-graded semi-detached home magnificently positioned backing onto well-maintained school-paying fields, enjoying a beautiful green backdrop with views towards the mountains, and this highly desirable location benefits from tremendous doorstep convenience to include lots of nearby schools, shops, and transport links along with Finaghy railway station and the Glider service in Andersonstown.

Offering contemporary living extending to around an impressive 1126 sq ft that can be difficult to come across in the current market, coupled with this fantastic position close to an abundance of amenities in Andersonstown along with state-of-the-art leisure facilities and all the services in Finaghy/Upper Lisburn Road, this very special home is not to be missed, and the well-appointed living space is briefly outlined.

Three good-sized bedrooms, bedroom 2 with magnificent views, and a modern white bathroom suite with a separate shower cubicle and decorative tiling complete the first-floor accommodation. (There is also access to roof space via a pull-down ladder on the landing.)

On the ground floor, there is a spacious and welcoming entrance hall with a beautiful, tiled floor and storage under stairs, as well as a separate living room and access to a most impressive extended luxury fitted kitchen with an island and an open plan to a sizeable extended living and entertaining space with double doors leading to the private gardens. There is also a separate utility room.



OFFERS AROUND £229,950

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## Key Features

- Extended and upgraded semi detached home offering superb living accommodation extending to around an impressive 1126sq ft.
- Three good sized bedrooms.
- Kitchen open plan to a most impressive, additional living / entertaining space with double doors leading to the private gardens. (Separate utility room)
- Gas fired central heating / Upvc double glazing.
- Close to an abundance of amenities in Andersonstown including state-of-the-art leisure facilities and much more.
- Superb doorstep convenience close to lots of schools, shops and transport links along with Finaghy railway station and the Glider service in Andersonstown.
- Bright and airy living room.
- Modern white bathroom suite with separate shower cubicle.
- Privately enclosed, well maintained rear gardens that enjoy a southerly aspect backing onto well maintained school paying fields with beautiful views.
- Off road carparking / detached garage.





## GROUND FLOOR

Attractive entrance canopy, Upvc double glazed front door to;

## SPACIOUS ENTRANCE HALL

Beautiful tiled floor, storage understairs.

## LIVING ROOM

13'6 x 12'0

Wooden effect strip floor, attractive fireplace.

## LUXURY KITCHEN / EXTENDED LIVING SPACE

22'9 x 17'01

Range of high and low level units, single drainer stainless steel 1 1/2 bowl sink unit, built-in oven, feature island with hob, stainless steel extractor fan, open plan to sizeable extended living space, spotlights x 3, Velux windows, feature Upvc double glazed double doors.

## FIRST FLOOR

### BEDROOM 1

11'3 x 10'5

Wooden effect strip floor, built-in slide robes.

### BEDROOM 2

12'3 x 10'4

Wooden effect strip floor.

### BEDROOM 3

9'5 x 8'2

Wooden effect strip floor, built-in robes.

## WHITE BATHROOM SUITE

Bath with mixertaps, low flush w.c, pedestal wash hand basin, chrome effect sanitary ware, separate shower cubicle, shower unit, chrome towel warmer, beautiful tiled walls and floor.

## LANDING

Pull down ladder to:

## ROOFSPACE

## OUTSIDE

Magnificent outlook towards mountain, privately enclosed, well maintained gardens, additional flagger patio.

## DETACHED GARAGE

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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. 18034360**

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