



9 Finaghy Park North, Belfast, BT10 0HQ

Price Guide £595,000

Situated in the highly sought-after Finaghy area of South Belfast, this attractive detached family home offers spacious and beautifully presented accommodation ideally suited to modern family living. The property boasts five generously proportioned bedrooms, three bright and versatile reception rooms, a well-appointed kitchen opening into a delightful sun room, a convenient ground floor WC, a family bathroom, and two en-suite shower rooms. Externally, the home benefits from private, well-maintained gardens, a generous driveway providing ample off-street parking, and a detached garage. Ideally positioned close to a range of leading schools, local amenities, excellent transport links, Finaghy Village, and the vibrant Lisburn Road, the property also enjoys easy access to Finaghy Railway Station, which is within comfortable walking distance and offers convenient connections to Belfast city centre.

- Detached Family Home In Highly Desirable South Belfast Location
- Four Reception Rooms
- Downstairs W.C
- Private Rear Garden In Lawn With Paved Patio
- Close To Leading Schools, Shops and Transport Links
- Five Spacious Bedrooms (Two with Ensuites)
- Modern Fitted Kitchen
- Oil Fired Central Heating / Double Glazed Windows
- Detached Garage & Spacious Driveway
- Ideal Family Home In A Sought After Residential Area

Energy Efficiency Rating		Current	Potential
(92-100) A	Very energy efficient - lower running costs		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		52	58
(21-38) F			
(1-20) G	Not energy efficient - higher running costs		

EU Directive 2002/91/EC

Northern Ireland

**THE ACCOMMODATION COMPRISES
ON THE GROUND FLOOR**

ENTRANCE
Tiled porch.

RECEPTION HALL



Timber floors with built in under stairs storage.

DOWNSTAIRS W.C

White suite comprising low flush w.c, basin with mixer tap, part tiled walls and wood flooring.

LOUNGE 15'5" x 11'9" (4.7 x 3.6)



Wood flooring with open fire.

DINING ROOM 11'9" x 11'1" (3.6 x 3.4)



Wooden floor. Open fire

KITCHEN 13'9" x 12'9" (4.2 x 3.9)



Range of high and low level units, integrated oven, 4 ring gas hob, stainless steel extractor fan, built in fridge, stainless steel sink unit with drainer & mixer tap, wood flooring and part tiled walls.

SUN ROOM 12'9" x 11'9" (3.9 x 3.6)



Wooden flooring. Access to enclosed rear gardens.

LIVING ROOM 11'5" x 10'9" (3.5 x 3.3)



BEDROOM TWO 11'1" x 9'6" (3.4 x 2.9)



ON THE FIRST FLOOR

MASTER BEDROOM 15'5" x 11'9" (4.7 x 3.6)



BEDROOM THREE 12'5" x 8'10" (3.8 x 2.7)



EN SUITE 8'6" x 5'6" (2.6 x 1.7)



White suite comprising thermostatic shower, low flush w.c, basin with built in vanity unit, heated towel rail, part tiled walls and tiled flooring.

EN SUITE



White suite comprising thermostatic shower, low flush w.c, pedestal wash hand basin, part tiled walls and tiled flooring.

BEDROOM FOUR 11'1" x 6'6" (3.4 x 2.0)



BATHROOM 11'1" x 6'6" (3.4 x 2.0)



White suite comprising thermostatic shower, freestanding bath, low flush w.c., pedestal wash hand basin, heated towel rail, part tiled walls and tiled flooring.

ON THE SECOND FLOOR

BEDROOM FIVE 15'1" x 11'5" (4.6 x 3.5)



Storage into eaves.

OUTSIDE



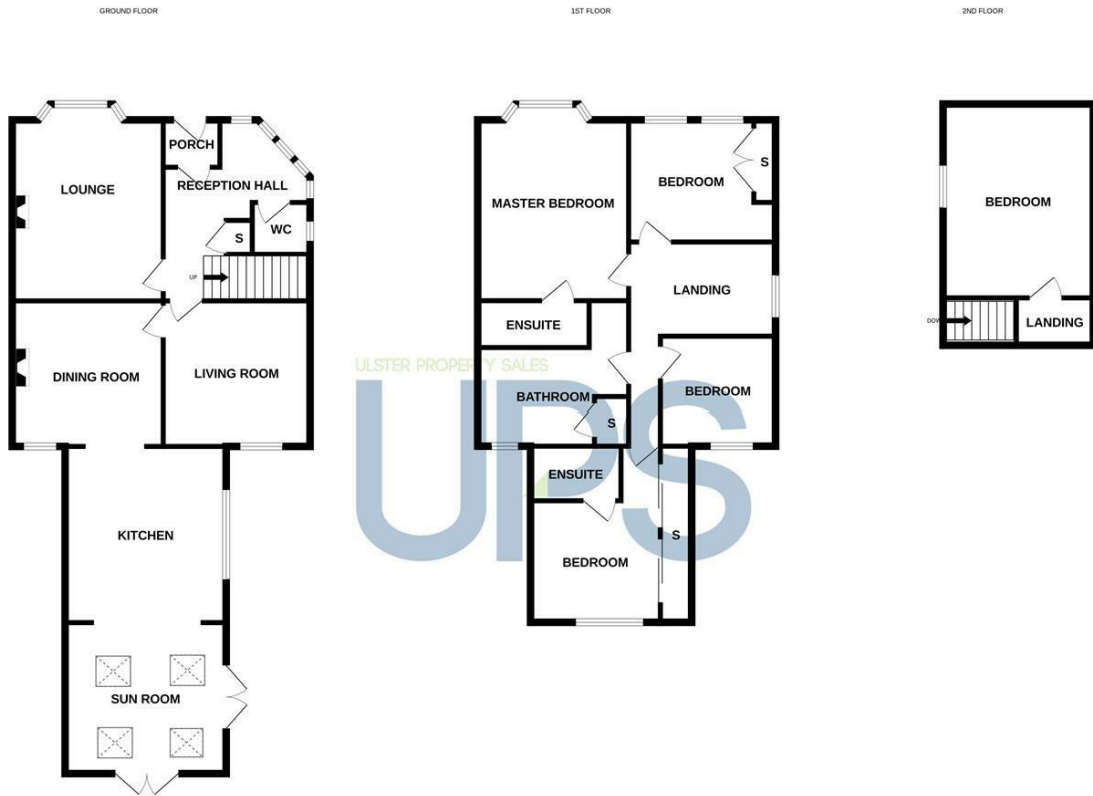
Driveway to front providing ample parking. Large private enclosed garden to rear with paved patio.



DETACHED GARAGE

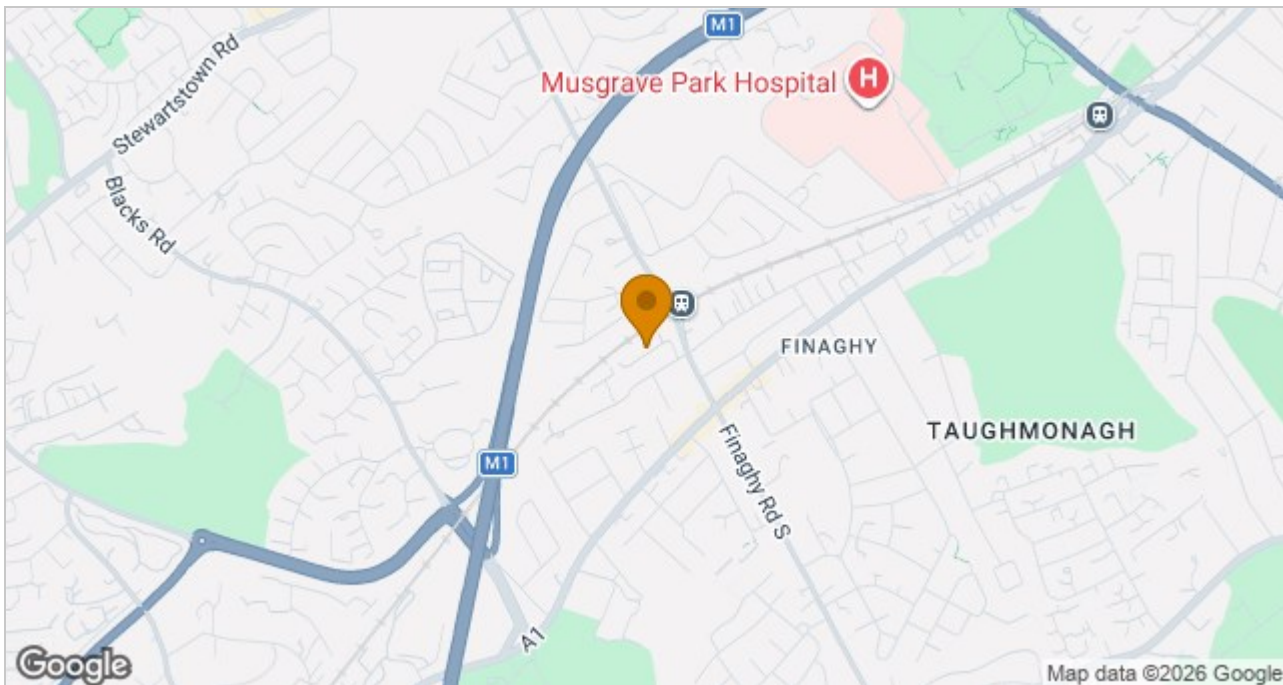
Wired and plumbed.

Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



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