



11 ARDMORE PARK, FINAGHY ROAD NORTH, BELFAST, BT10 0JJ

A very unique and special opportunity to acquire a period double fronted extended detached family home within the established residential Finaghy Road North area. This home exudes magnificent character and charm while enjoying a mature, extensive, South / West facing site. Four bright comfortable bedrooms. Three separate generous reception rooms. Fitted kitchen archway to breakfast area. White bathroom suite with separate w.c. Feature Upvc double glazed windows with original leaded and stained glass insets. Oil fired central heating system. Feature floored roof space / velux windows / slingsby type ladder access / storage. Magnificent characteristics to include original wall paneling / high ceilings, deep molded cornicing / stained glass windows. Large detached garage. Extensive, private and mature South / West facing rear garden with lawns, high hedges and mature planting. Finaghy Road North doorstep convenience within walking distance of leading schools / shops / transport links both bus and rail / Devenish leisure complex. Competitively priced with fantastic potential. Chain free. Well worth a visit.

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		
(29-38)	F	34	
(1-28)	G		43
Not energy efficient - higher running costs			
Northern Ireland			
EU Directive 2002/91/EC			

OFFERS AROUND £299,950

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Key Features

- Period double fronted extended detached family home.
- Three separate reception rooms.
- Bathroom suite with separate w.c.
- Feature Upvc double glazed windows with original stained glass insets.
- Feature floored roof space / Storage.
- Four bright comfortable bedrooms.
- Fitted kitchen archway to breakfast area.
- Downstairs cloakroom / w.c.
- Oil central heating system.
- Large detached garage / Extensive mature and private rear gardens.





GROUND FLOOR

ENTRANCE PORCH

To;

ENTRANCE HALL

Feature wall paneling to cornicing.

DOWNSTAIRS W.C

Low flush w.c. and wash hand basin.

LOUNGE

14'0 x 12'0

Tiled fireplace with inset and hearth, wooden effect strip floor, deep moulded cornicing.

DINING ROOM

12'1 x 11'7

Feature fireplace with inset and hearth, wooden effect strip floor.

EXTENDED FAMILY ROOM

14'9 x 9'4

Wooden effect strip floor. Double patio doors.

FITTED KITCHEN

15'3 x 9'9

Range of high and low level units, formica work surfaces, single drainer stainless steel sink unit, tiling, plumbed for washin machine, archway to;

BREAKFAST AREA

FIRST FLOOR

BEDROOM 1

14'7 x 11'1

Bay window, wash hand basin.

BEDROOM 2

12'0 x 10'7

BEDROOM 3

12'0 x 10'7

BEDROOM 4

9'2 x 4'9

BATHROOM SUITE

Panelled bath, pedestal wash hand basin, electric shower unit, tiling, ceramic tiled floor.

SEPARATE W.C

Low flush w.c.

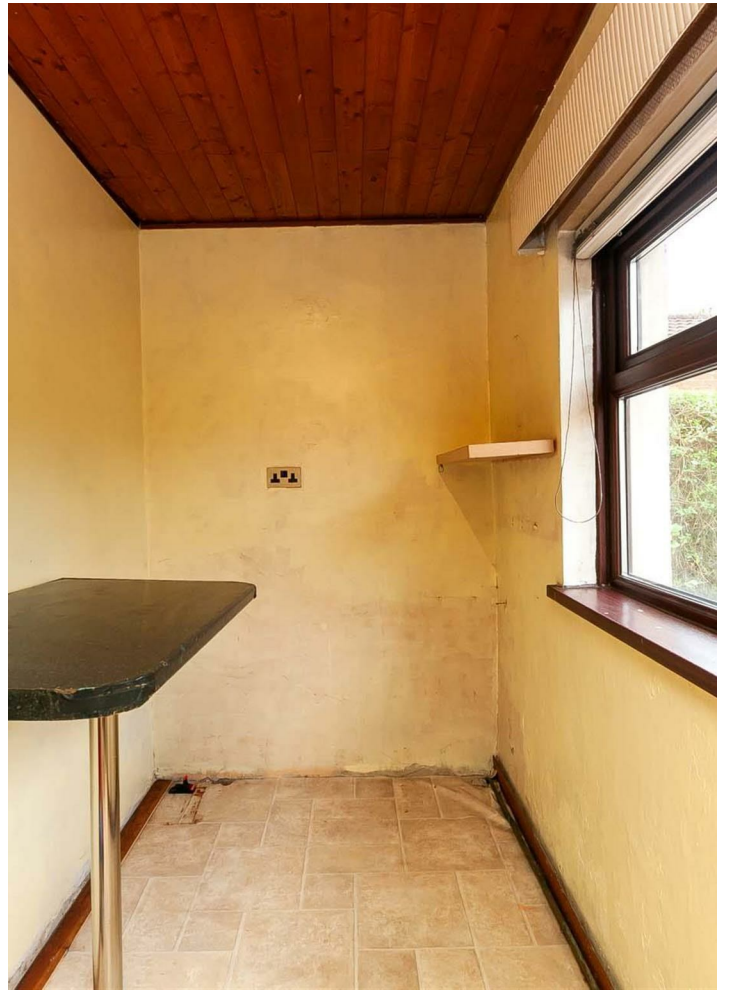
OUTSIDE

Extensive, private and mature rear gardens in lawns high hedges and planting, mature trees to front, driveway, front and side with car parking.

LARGE 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. 18006892

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.

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