

simon**BRIEN**  
RESIDENTIAL

13 Finsbury Drive,  
Belfast, BT8 6GY



Offers Around £209,950

Telephone 02890 428989  
[www.simonbrien.com](http://www.simonbrien.com)



#### KEY FEATURES

- Well Presented Three Bedroom Semi-Detached Located in Four Winds, South Belfast
- Occupying a Prime Site in a Quiet and Private Cul-De-Sac off the Cairnshill Road
- Within Close Proximity to the Saintfield Road, Ormeau Road and Ravenhill Road
- Close to Excellent Schools, Parks and Belfast City Airport
- Three Well Appointed Bedrooms
- Separate Living Room with Square Bay Window
- Fitted Kitchen with Archway to Dining Room
- Separate Sunroom with Access to Rear Garden
- Family Bathroom with White Suite
- Private Front Garden with Mature Trees
- Tarmac Driveway with Ample Private Off-Street Parking
- Enclosed Rear Garden with Southerly Aspect and Raised Decking Area
- Gas Fired Central Heating
- UPVC Double Glazing Throughout
- Ideally Suited to the First Time Buyer, Young Professional or Young Family Alike
- Early Viewing Highly Recommended

#### DESCRIPTION

We are delighted to bring to the market this well-proportioned three-bedroom semi-detached property located in Four Winds, South Belfast. Positioned in a quiet cul-de-sac, the location offers ease of access for the city commuter to Belfast City Centre and Belfast City Airport and is within walking distance to many popular shops and restaurants. Forestside and Tesco Extra are both within striking distance of the property as well as many local leading primary and secondary schools.

In short the property comprises of: reception hall, separate living room with square bay window, under stairs storage, fitted kitchen with archway to dining room and a separate sun room to the rear of the property. To the first floor there are three well appointed bedrooms and a family bathroom with white suite.

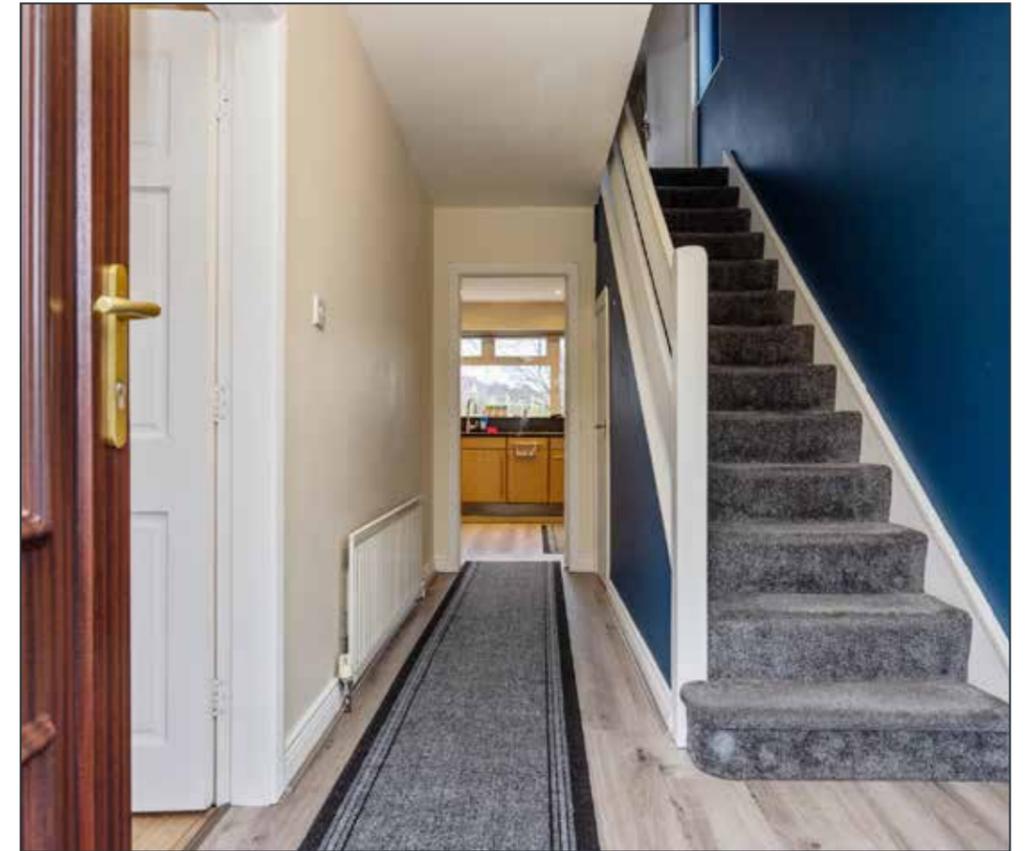
The property further benefits from UPVC double glazing throughout, gas fired central heating, a private front garden with mature trees, tarmac driveway with ample private off-street parking and an enclosed rear garden with full southerly aspect.

With generously proportioned room sizes, bright accommodation, close proximity to Belfast City Centre and main arterial transport links, this property ticks a lot of boxes for the prospective buyer. Early internal inspection is highly recommended to appreciate all this property has to offer.

#### ACCOMMODATION

##### ENTRANCE

Covered entrance uPVC double glazed front door, frost glass inset and sidelight into reception hall with laminate effect wooden flooring. Understairs storage/cloaks with access to electric meter.



##### LOUNGE:

**17' 5" x 12' 5" (5.31m x 3.78m)**

Outlook to front, gas coal fire, wooden laminate effect flooring and cornice ceiling.



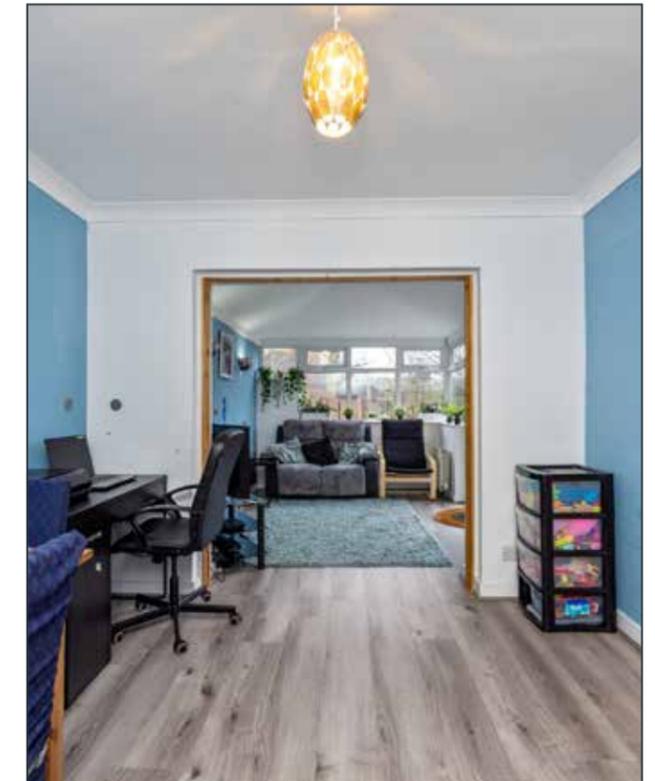
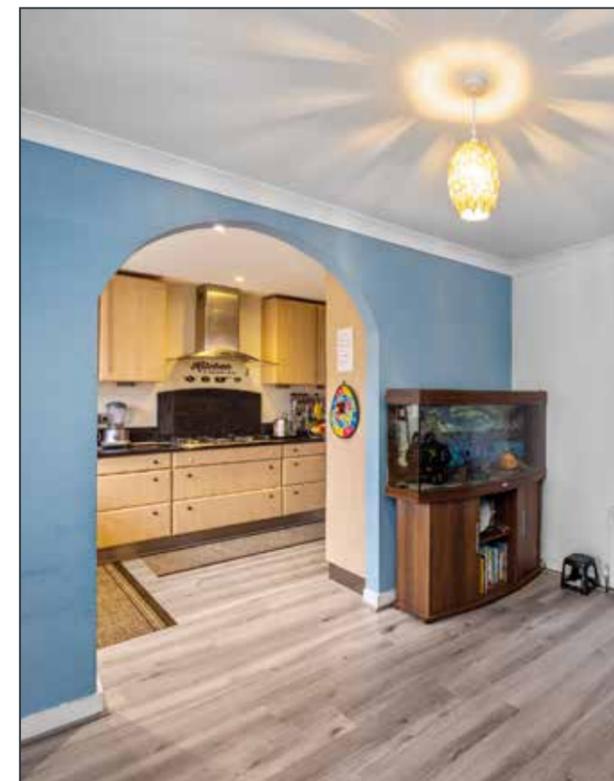


**GROUND FLOOR**

**KITCHEN/DINER:**

**19' 4" x 11' 0" (5.89m x 3.35m)**

Open plan bespoke fitted kitchen with range of high and low level units, granite worktops and upstand, built in 5 ring gas hob with granite splashback and stainless steel extractor fan, inset stainless steel single drainer sink with chrome tap, built in high level oven and grill, built in high level microwave, space for fridge freezer, low voltage recessed spotlighting, built in washing machine, laminate effect flooring, built in dishwasher, ample space for casual dining, Archway to dining area with cornice ceilings



**SUN ROOM:**

**11' 5" x 8' 9" (3.48m x 2.67m)**

Laminate effect wooden flooring, uPVC double glazed French doors to garden



**FIRST FLOOR**

**LANDING:**

Access hatch to roofspace, built in hotpress with built in shelving, access to Worcester Bosch gas boiler.



**FAMILY BATHROOM:**

White suite comprising, low flush WC with push button, floating wash hand basin with chrome mixer taps and vanity unit, fully tiled walls, tiled floor, chrome heated towel rail, panelled bath with glass bi folding door, chrome thermostatic control valve and telephone attachment, low voltage recessed spotlighting and extractor fan.



**BEDROOM (3):**  
12' 0" x 10' 0" (3.66m  
x 3.05m)  
Velux window to front



**BEDROOM (2):**  
14' 9" x 9' 0" (4.5m x 2.74m)  
Outlook to front.



**BEDROOM (1):**  
12' 2" x 10' 9" (3.71m x 3.28m)  
Outlook to rear



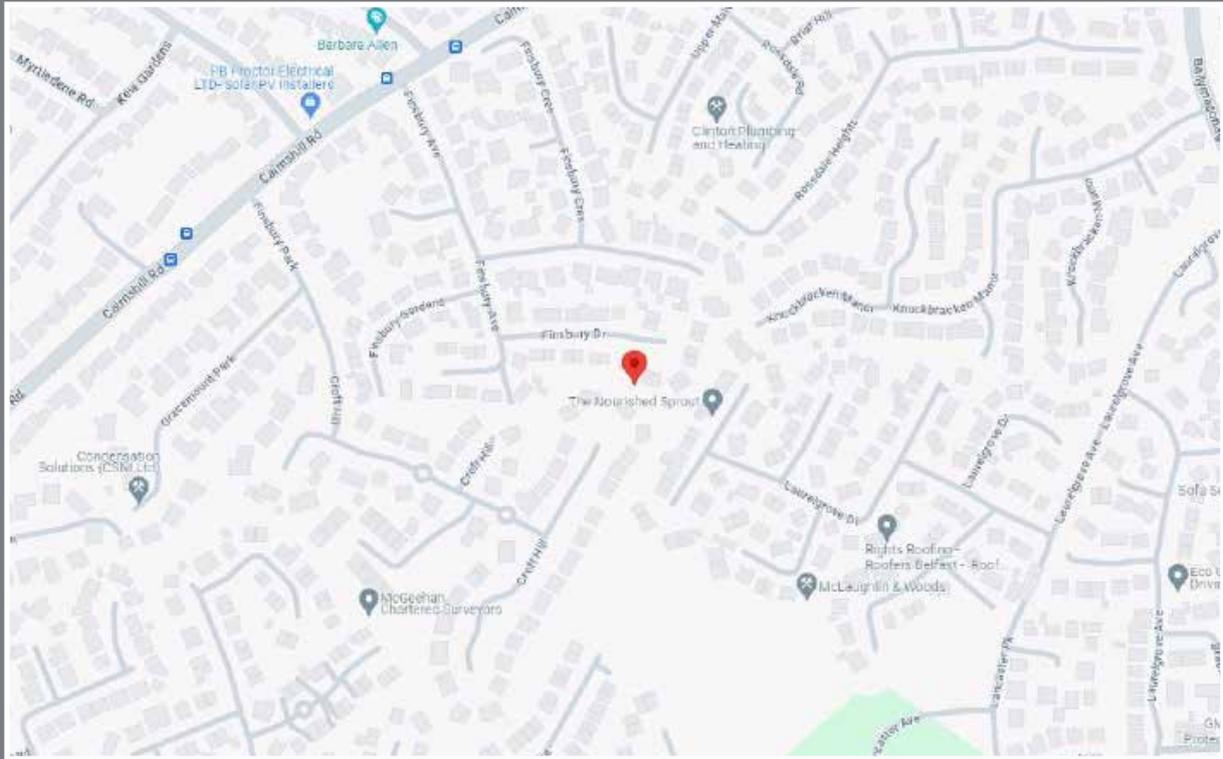
**OUTSIDE**

Front - Enclosed front garden with shrubs, trees and hedging, garden laid in lawns with tarmac driveway, off street parking for 2/3 cars, access gate to side

Rear- Enclosed rear garden with southernly aspect, part laid in lawns with mature surrounding shrubs and trees, raised decking area ideal for outdoor entertaining, outside tap and light, access gate to side with bin storage



# Location



## Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



## Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at [www.simonbrien.com](http://www.simonbrien.com)

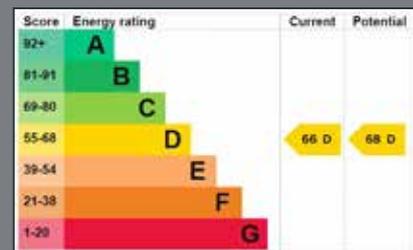


## Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



REF: RMcK/M/24/SD



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