

223 Finaghy Road North,
Belfast, BT11 9ED



Asking Price £199,950

Telephone 02890 668888
www.simonbrien.com

KEY FEATURES

- Well Presented Semi-Detached Property
- Three Well Proportioned Bedrooms
- Living Room With Bay Window
- Family Room With Dining Area
- Downstairs Cloakroom With WC
- Fitted Kitchen With Integrated Appliances
- Shower Room In Coloured Suite
- Separate WC
- Detached Garage
- Off Street Parking
- Oil Fired Central Heating
- Triple Glazed Windows To Front / Double Glazed To Rear
- Cavity Wall & Loft Insulation
- Roof Replaced 2010
- Convenient To Leading Local Schools, Shops & Public Transport Links
- Close To Belfast City Centre, Parks & Motorway Network



SUMMARY

This well maintained semi-detached property comes to the market and will appeal to those seeking a spacious home within this very popular residential setting.

The property comprises an entrance hall, downstairs WC, living room with bay window, family room with dining area and a fitted kitchen with integrated appliances. On the first floor, there are three well-proportioned bedrooms, a coloured shower suite with recently installed thermostatically controlled shower and a separate WC.

Outside, there is a front garden area, off street parking to the side leading to a detached garage and an enclosed rear garden area with patio areas and garden in lawn, bordered by shrubs and fruit trees.

Located convenient to local schools, shops and public transport links, Belfast City Centre, parks and the Motorway networks are all within easy reach.

Early viewing is thoroughly advised.



ACCOMMODATION

GROUND FLOOR

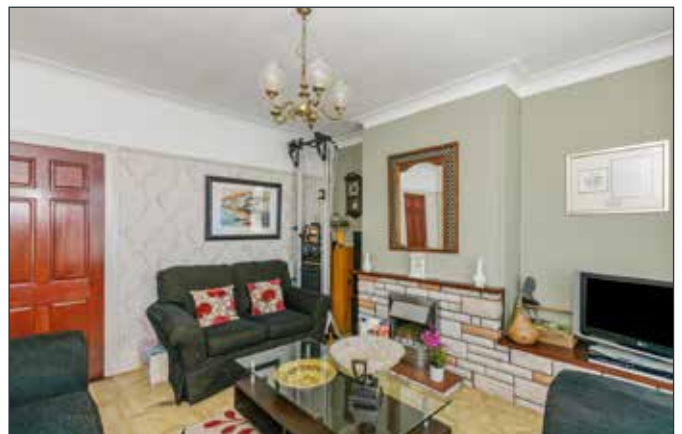
Solid mahogany doors with single glazed inset and side panels leading to:

ENTRANCE HALL:

Solid wooden floor.

CLOAKROOM:

Low flush WC.



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LIVING ROOM:

13' 9" x 12' 5" (4.19m x 3.78m) (to bay)

Stone fireplace. Laminate wooden floor.

FAMILY / DINING ROOM:

19' 10" x 11' 5" (6.05m x 3.48m)



KITCHEN:

16' 2" x 6' 9" (4.93m x 2.06m)

Excellent range of high and low level units. Plate rack. Double drainer stainless steel sink unit with mixer taps. Partially tiled walls. Plate warmer. 4 ring stainless steel gas hob with stainless steel extractor fan over and built-in oven. Integrated fridge and dishwasher. Plumbed for washing machine. Ceramic tiled floor.



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FIRST FLOOR

LANDING:

Access to roof space via folding ladder with power and light.

SEPARATE WC:

Low flush WC. Fully tiled walls.

SHOWER ROOM:

Coloured suite comprising fully tiled shower cubicle with 'Aqualisa' power shower. Vanity unit with mixer taps. Fully tiled walls. Hotpress.



BEDROOM (1):

13' 6" x 9' 4" (4.11m x 2.84m) (to bay)

Built-in wardrobes x 2. Laminate wooden floor.

BEDROOM (2):

10' 5" x 10' 0" (3.18m x 3.05m)

BEDROOM (3):

9' 8" x 8' 9" (2.95m x 2.67m)

Built-in wardrobe.

OUTSIDE

To the front garden in lawn. To rear, paved patio area leading to garden in lawn, further patio area with fruit trees and shrubs. Outside tap. Detached garage with oil fired boiler. Driveway to side.





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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



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: RL/JD/C/21/SO



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		64 D
39-54	E	52 E	
21-38	F		
1-20	G		

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