

**19 The Vines, Finaghy,  
Belfast, BT10 0GP**



**Asking Price £179,950**

Telephone 02890 668888  
[www.simonbrien.com](http://www.simonbrien.com)



## KEY FEATURES

- Attractive Red Brick Semi-Detached Family Home
- Well Presented Accommodation Throughout
- Three Bedrooms
- Two Reception Rooms
- Modern Fully Fitted Kitchen
- Bathroom In White Suite
- Gas Fired Central Heating
- PVC Double Glazing
- Pleasant Enclosed Gardens Well Tended In Lawns & Patio Area
- Cul-De-Sac Position
- Popular & Convenient Location, Close To A Host Of Local Amenities, Schooling & Transport Routes

## SUMMARY

Exceptionally well located off Finaghy Road South, the property benefits from its close proximity to all local amenities within the area, excellent schooling and transport routes to Belfast City Centre and further afield.

The property itself provides a well presented layout with, three bedrooms, two reception rooms, modern fully fitted kitchen, and bathroom in white suite. In addition, the property is positioned at the end of a quiet cul-de-sac, with generous gardens to rear, and driveway parking.

Likely to be of interest to the first time buyer, young professional or indeed young family in today's market. Viewing is by private appointment through our South Belfast office on 028 9066 8888.



## ACCOMMODATION

### GROUND FLOOR

PVC door leading to:

### ENTRANCE PORCH:

Inner door to:

### ENTRANCE HALL:

Wood strip flooring.

### DINING ROOM:

**11' 6" x 10' 7" (3.51m x 3.23m)**

### LIVING ROOM:

**13' 0" x 10' 7" (3.96m x 3.23m)**



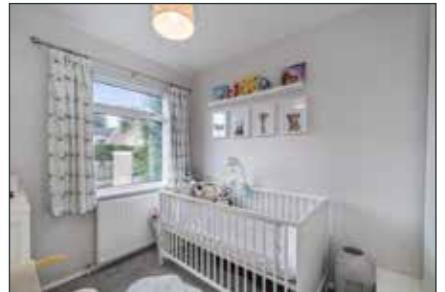


**KITCHEN:**  
**10' 5" x 7' 8" (3.18m x 2.34m)**

Excellent range of high and low level units. Single drainer stainless steel sink unit. 4 ring hob. Electric oven. Recessed for fridge/freezer. Plumbed for washing machine.



**FIRST FLOOR**  
**BEDROOM (1):**  
**12' 4" x 10' 7" (3.76m x 3.23m)**



**BEDROOM (2):**  
**11' 2" x 10' 7" (3.4m x 3.23m)**



**BATHROOM:**  
White suite comprising panelled bath with mixer taps and shower attachment. Low flush WC. Pedestal wash hand basin.



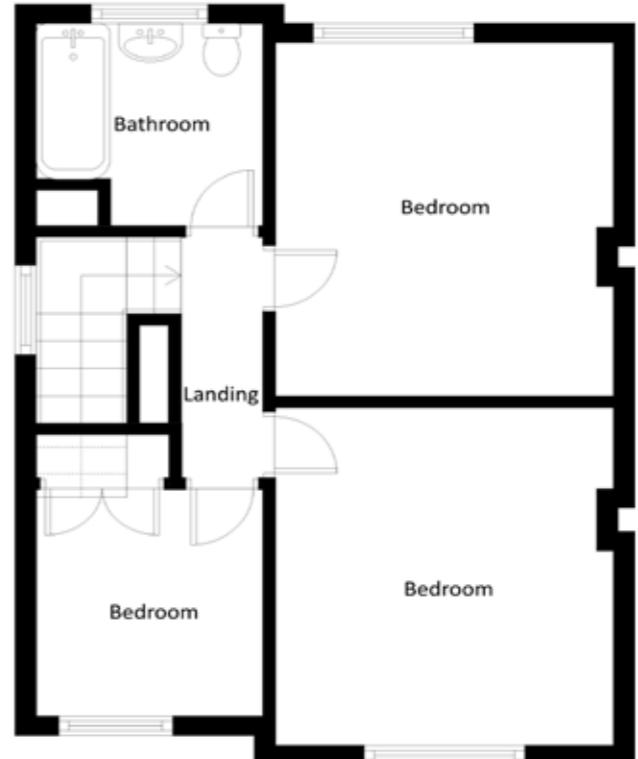
**19 The Vines, Finaghy (Ground Floor)**

Plans for illustrative Purposes Only



#### OUTSIDE

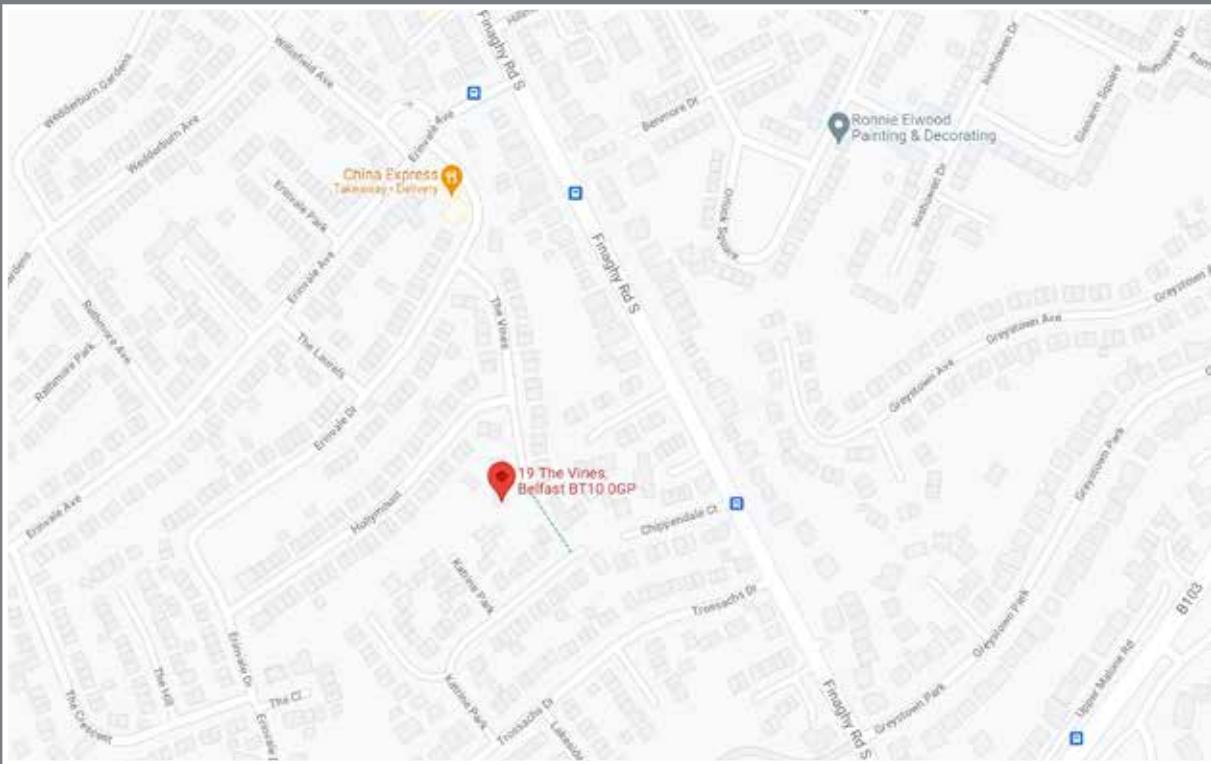
Driveway parking to front. Outside light and tap. Generous gardens to rear in lawns and patio.



**19 The Vines, Finaghy (1st Floor)**

Plans for illustrative Purposes Only

# 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: ML/J/21/SO



EPC REF: 7139-9220-8109-0138-0202

**South Belfast**  
525 Lisburn Road  
Belfast BT9 7GQ  
T 02890 668888  
E [southbelfast@simonbrien.com](mailto:southbelfast@simonbrien.com)

**North Down**  
48 High Street  
Holywood BT18 9AE  
T 02890 428989  
E [hollywood@simonbrien.com](mailto:hollywood@simonbrien.com)

**East Belfast**  
237 Upper Newtownards Road  
Belfast BT4 3JF  
T 02890 595555  
E [eastbelfast@simonbrien.com](mailto:eastbelfast@simonbrien.com)

**Newtownards**  
17 High Street  
Newtownards BT23 4XS  
T 02891 800700  
E [newtownards@simonbrien.com](mailto:newtownards@simonbrien.com)

Simon Brien Residential for themselves and for the Vendors or Lessors of the property whose agents they are give notice that; i) these particulars are given without responsibility of Simon Brien Residential or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; ii) Simon Brien Residential cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; iii) no employee of Simon Brien Residential has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; iv) VAT may be payable on the purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; v) Simon Brien Residential will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.