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7 Orpen Drive

Finaghy

BT10 0BT

Offers Over £359,950

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- ATTRACTIVE, BAY FRONTED EXTENDED DETACHED FAMILY HOME
  - DELIGHTFUL LOUNGE WITH BAY WINDOW
  - SEPARATE FAMILY ROOM WITH DINING AREA
  - FITTED KITCHEN
  - 3 BEDROOMS
  - NEW FAMILY SHOWER ROOM / GROUND FLOOR CLOAKROOM WITH WC
  - GAS CENTRAL HEATING / DOUBLE GLAZED WINDOWS
  - EXCEPTIONAL PRESENTATION THROUGHOUT / DETACHED GARAGE
  - SUPERB, EXTENSIVE REAR GARDENS IN LAWNS
  - CONVENIENT TO LOCAL AMENITIES INCLUDING SHOPS, PUBLIC TRANSPORT AND LEADING SCHOOLS
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#### PROPERTY COMPRISES

This attractive, extended detached property is situated in a prime location on the ever popular Orpen Drive, just off Upper Lisburn Road.

The property is extremely well presented and tastefully decorated by the current owner and offers spacious, well proportioned accommodation which is finished to an extremely high specification throughout.

The internal accommodation benefits from the generous lounge and separate living room with dining area along with a modern kitchen and ground floor cloakroom with wc. On the first floor there are three bedrooms and a recently installed family shower room with white suite.

The internal accommodation is perfectly complemented by the large enclosed and private rear garden which has a sheltered sitting area.

This fine home is ideally located close to many local amenities including shops and public transport; viewing is highly recommended.

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**East Belfast Office**  
223a Upper Newtownards Road,  
Belfast, BT4 3JD  
028 9065 5060

**South Belfast Office**  
485 Lisburn Road,  
Belfast, BT9 7EZ  
028 9066 1111

**Bangor Office**  
69 High Street,  
Bangor, BT20 5BD  
028 9147 9797

**fetherstons.com**



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#### PROPERTY DETAILS AND DIMENSIONS

ENTRANCE HALL Wood panelling, wood strip flooring, glazed front door.

DOWNSTAIRS WC Low flush WC, wash hand basin, tiled splashback.

LIVING ROOM 12' 9" x 10' 9" (3.89m x 3.28m) Bay window, picture rail, cornicing.

DINING ROOM 23' 3" x 9' 8" (7.09m x 2.95m) Feature fireplace with sandstone surround, wood strip flooring, double doors to rear garden.

KITCHEN 11' 2" x 8' 4" (3.4m x 2.54m) Range of high and low level units, chrome handles, glazed display cabinets, granite work surfaces, feature under lighting, integrated five ring gas hob and oven with chrome extractor fan over, stainless steel sink unit, integrated dishwasher, tiled floor, partly tiled walls, spot lighting.

UTILITY ROOM 6' 7" x 5' 9" (2.01m x 1.75m) Plumbed for washing machine, space for tumble dryer, tiled floor.

FIRST FLOOR LANDING Access to floored roof space with window and power.

BEDROOM 13' 7" x 10' 4" (4.14m x 3.15m) Bay window, picture rail.

BEDROOM 11' 4" x 10' 5" (3.45m x 3.18m) Picture rail.

BEDROOM 10' 3" x 8' 4" (3.12m x 2.54m) Picture rail.

SHOWER ROOM PVC panelling tile effect walls, shower cubicle, low flush WC, vanity unit with storage, electric mirror with light and demist, linen closet, oak effect multi-panel luxury vinyl click flooring.

OUTSIDE Driveway parking to front and side for several vehicles. South facing rear garden, patio, timber fencing, mature shrubs

EXTENDED DETACHED GARAGE 22' 9" x 10' 1" (6.93m x 3.07m) Storage above.

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