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34 Ormonde Park

Belfast

BT10 0LS

Offers In Region Of £439,950

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- SUPERB EXTENDED SEMI DETACHED HOME
  - SIX BEDROOMS
  - LOUNGE | DINING ROOM/FAMILY ROOM
  - OPEN PLAN KITCHEN/LIVING/DINING ROOM WITH GARDEN ACCESS
  - DELUXE MODERN FITTED KITCHEN WITH INTEGRATED APPLIANCES
  - BATHROOM | SHOWER ROOM | GROUND FLOOR WC
  - UTILITY ROOM | DOUBLE GLAZED WINDOWS | GAS FIRED CENTRAL HEATING
  - DETACHED GARAGE / DRIVEWAY CAR PARKING
  - ENCLOSED REAR GARDEN IN LAWN WITH PATIO AREA
  - EXCELLENT LOCATION CLOSE TO SCHOOLS, TRANSPORT LINKS AND SHOPS
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#### PROPERTY COMPRISES

Ideally located in the heart of Finaghy, this superbly extended and modernised six-bedroom semi-detached residence offers spacious, contemporary living in a highly sought-after area. Situated within close proximity to leading schools, a range of local amenities, shops, and excellent transport links, this home is perfectly positioned for family life.

Internally, the property boasts a stunning open-plan kitchen, living, and dining area to the rear, with direct access to the garden - ideal for modern family living and entertaining. Additional ground floor accommodation includes a bright lounge, a formal dining/family room, a WC/cloakroom, a stylish bathroom with a modern suite, an additional shower room, and a practical utility room.

Externally, the property benefits from a detached garage and a private garden, complementing the high standard of décor and finish throughout the home.

Early viewing is highly recommended to fully appreciate the space, quality, and location on offer.

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## PROPERTY DETAILS AND DIMENSIONS

uPVC oak effect entrance door with glazed panel, side and top lights, leading to entrance hall.

ENTRANCE HALL Hardwood flooring, stairs to first floor, recessed low voltage spotlights.

WC / CLOAKROOM Low flush WC, vanity wash hand basin, stainless steel towel radiator, recessed low voltage spotlights.

LOUNGE 15' 0" x 13' 3" (4.58m x 4.06m) Hardwood flooring, fireplace with stone surround, wood burning stove.

DINING ROOM 13' 2" x 12' 5" (4.03m x 3.79m) Hardwood flooring, built in storage cabinet and glazed display cabinet, double doors leading to kitchen.

KITCHEN 18' 0" x 8' 11" (5.51m x 2.72m) Range of fitted high and low level contemporary units, granite work surfaces and upstand, 1.5 bowl stainless steel sink unit, Quooker tap, integrated Miele oven, integrated Miele microwave and plate warming drawer, integrated fridge, integrated freezer, integrated four ring induction hob, integrated dishwasher, tiled floor, breakfast bar, ceiling mounted extractor fan, recessed low voltage spotlights, open plan to sun room/family room.

SUN ROOM / FAMILY ROOM 19' 1" x 10' 2" (5.84m x 3.11m) Tiled floor, recessed low voltage spotlights, Velux skylight, patio doors to rear garden.

UTILITY ROOM 9' 1" x 7' 7" (2.77m x 2.32m) Range of low level fitted units with granite effect work surfaces, single drainer stainless steel sink unit with mixer taps, gas fired boiler, door to driveway, tiled floor.

FIRST FLOOR LANDING Stairs to second floor.

BEDROOM 9' 0" x 8' 8" (2.75m x 2.66m) Hardwood flooring, recessed low voltage spotlights.

BEDROOM 14' 7" x 11' 4" (4.46m x 3.46m) (@ widest points) Built in sliding wardrobe, recessed low voltage spotlights.

BEDROOM 12' 5" x 11' 4" (3.81m x 3.47m) Hardwood flooring, recessed low voltage spotlights.

SHOWER ROOM Enclosed shower cubicle with Drencher head and hand shower, tiled walls, tiled floor, recessed low voltage spotlights, extractor fan.

BATHROOM Suite comprising of a panelled bath with shower, low flush WC, vanity wash hand basin, feature mirror, tiled walls, tiled floor, recessed low voltage spotlights, stainless steel towel radiator.

BEDROOM 13' 6" x 8' 11" (4.14m x 2.74m) Hardwood flooring, recessed low voltage spotlights.

SECOND FLOOR LANDING Airing cupboard, Velux skylight.

BEDROOM 17' 6" x 8' 10" (5.35m x 2.71m) (@ widest points) Built in sliding wardrobes.

BEDROOM 11' 4" x 8' 0" (3.47m x 2.45m) (@ widest points) Built in wardrobe.

DETACHED GARAGE 16' 2" x 8' 3" (4.95m x 2.54m) Up and over door, light and power.

OUTSIDE Enclosed garden in lawns with brick paviour patio areas, feature lighting, planted flowerbeds. Driveway car parking to front with automated entrance gates.