



This attractive bay fronted red brick detached family home occupies an excellent generous corner site extending to approximately 0.4 of an acre incorporating the original gardens and an additional rear former orchard area. The property offers convenience with a host of amenities only a stone's throw away in Finaghy itself and leading schools etc only minutes away.

The property offers well proportioned accommodation throughout, superbly complemented by the external space. Priced to allow for updating, this will give prospective purchasers the opportunity to mould and create their ideal modern family home and investors/developers a unique investment opportunity subject to the necessary statutory documentation.

This one off property has so much to offer in the way of an extremely sought after location, accommodation and the overall site, thus it will have wide ranging appeal with early viewing highly recommended to appreciate it in its entirety.

Offers Over
£325,000

1 Finaghy Park Central,
BELFAST,
BT10 0HP

Viewing by
appointment
through agent
028 9066 3030



- Attractive Red Brick Bay Fronted Detached Family Home
- Excellent Generous Corner Site Extending to Approximately 0.4 Of An Acre
- Generous Lounge with Fireplace & Bay Window / Good Sized Separate Family Room
- Living Room with Glass Fronted Stove & Bay Window Open Plan to Dining Room
- Fitted Kitchen with Large Utility Room / Shower Room Off
- 3 First Floor Good Sized Bedrooms & 2 Additional Attic Rooms / Bedrooms
- Good Sized First Floor Shower Room with Electric Shower
- Oil Fired Central Heating
- Priced to Allow for Modernisation & Scope to Create One's Ideal Family Home
- Various Parking Areas for Multiple Vehicles & Attached Garage
- Front, Side & Rear Gardens & Additional Side & Rear Former Orchard Area
- Host of Amenities Only Stone's Throw Away in Finaghy Itself & Leading Schools Only Minutes Away
- Ideal for Owner Occupiers & Investors / Developers Subject to Necessary Statutory Documentation

The Property Comprises:

Ground Floor

Glazed front door to . . .

RECEPTION HALL: Original tiled floor, picture rail, cornice ceiling, understairs cloaks under stairs and storage.



LOUNGE: 16' 7" x 10' 11" (5.06m x 3.33m) (into bay at widest points). Feature carved fireplace with cast iron and tiled inset, gas coal effect fire, slate hearth, sanded and varnished floor boards, picture rail, cornice ceiling, built-in bench seating.



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LIVING ROOM: 13' 7" x 11' 7" (4.14m x 3.53m) (into bay at widest points). Feature brick fireplace with glass fronted multi-fuel stove, tiled heath.



Open plan to . . .

DINING ROOM: 11' 0" x 10' 5" (3.35m x 3.18m) (at widest points).

INNER HALLWAY:

FAMILY ROOM: 11' 0" x 7' 4" (3.35m x 2.24m) (at widest points).

FITTED KITCHEN: 11' 1" x 10' 7" (3.38m x 3.23m) (at widest points). Range of high and low level units, work surfaces, 1.5 bowl stainless steel sink unit, cooker alcove, plumbed for dishwasher, plumbed for washing machine, part tiled walls.



UTILITY ROOM: 11' 0" x 7' 0" (3.35m x 2.13m) (at widest points). Range of units, work surfaces, tiled floor, glazed door to outside.

SHOWER ROOM: Tiled shower cubilce, low flush WC, wash hand basin with water heater, tiled floor.

First Floor Return

LANDING: Built-in shelves.

BEDROOM (1): 11' 0" x 10' 3" (3.35m x 3.12m) (at widest points). Cornice ceiling, picture rail.

SHOWER ROOM: 10' 9" x 7' 1" (3.28m x 2.16m) (at widest points). Panelled shower cubicle with electric Triton shower, low flush WC, pedestal wash hand basin, panelled walls and ceiling, shelved hotpress.



First Floor

BEDROOM (2): 14' 2" x 14' 0" (4.32m x 4.27m) (at widest points). Cornice ceiling, picture rail.

BEDROOM (3): 14' 1" x 11' 0" (4.29m x 3.35m) (at widest points). Cornice ceiling, picture rail.

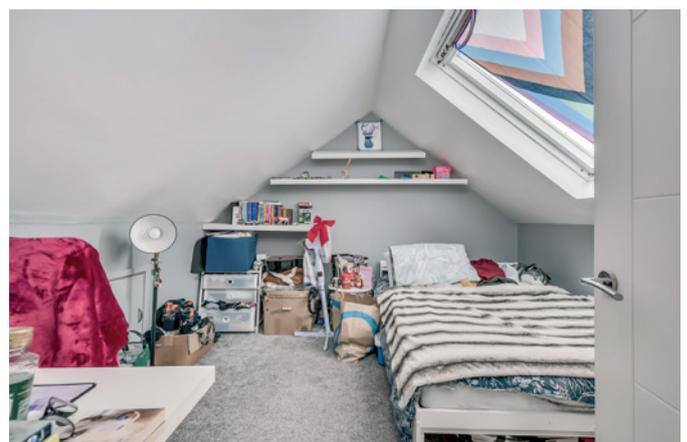


Open tread staircase from landing to . . .

Second Floor

ATTIC ROOM/BEDROOM (4): 10' 2" x 10' 2" (3.1m x 3.1m) (at widest points). Storage, Velux window.

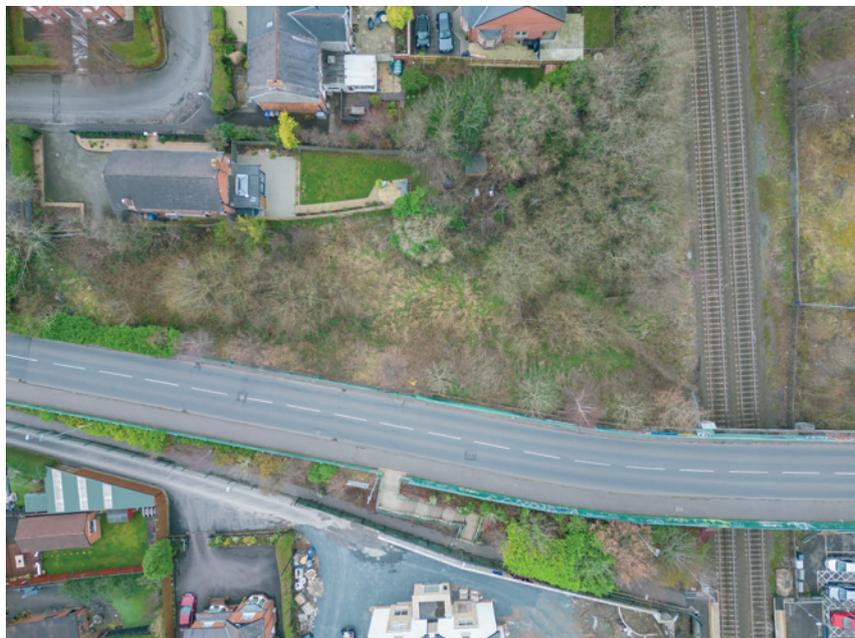
ATTIC ROOM/BEDROOM (5): 10' 4" x 10' 2" (3.15m x 3.1m) (at widest points). Storage into eaves, Velux window.

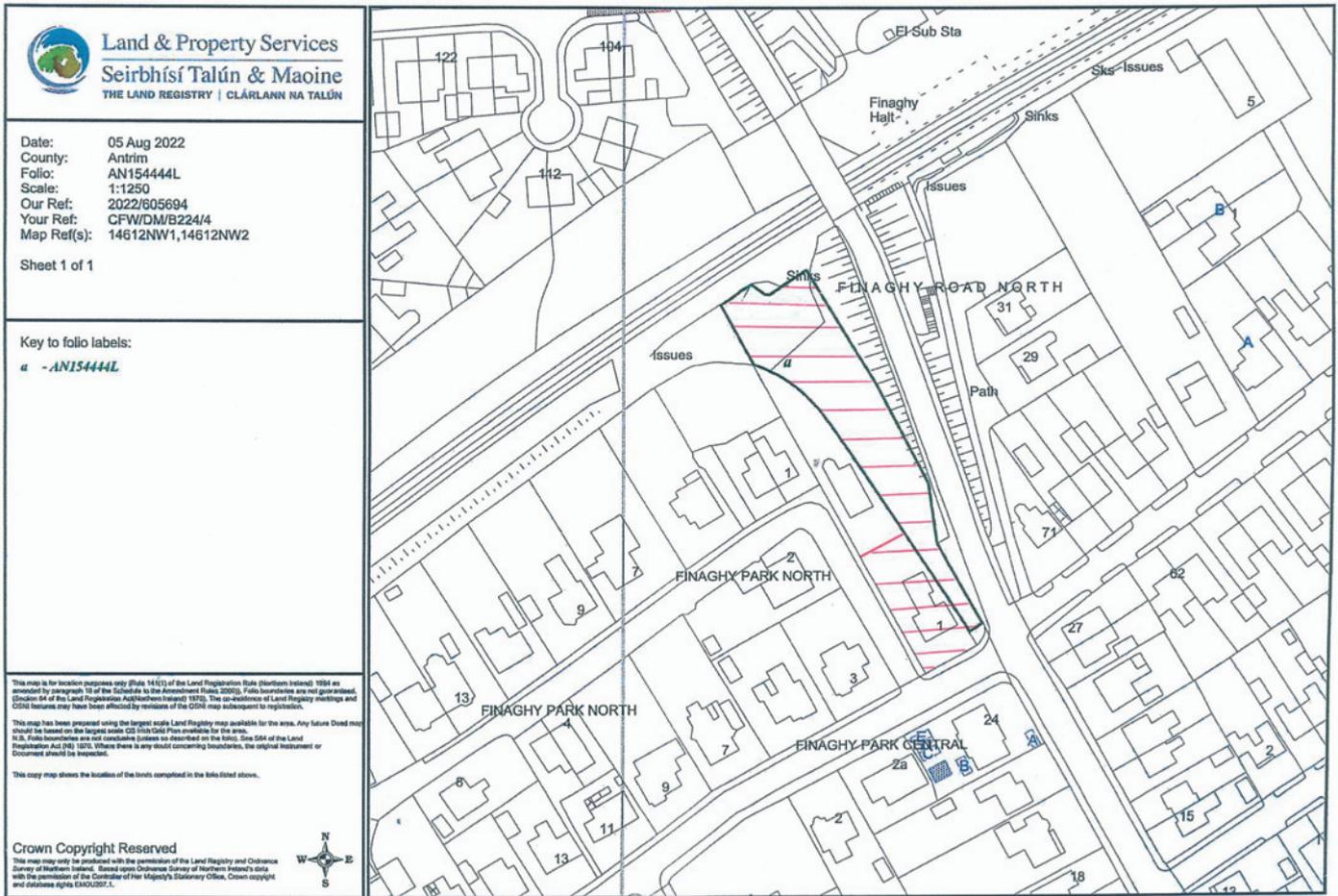


Outside

Excellent site extending to approximately 0.4 of an acre incorporating paved parking and turning area to front. Driveway to additional extensive parking to rear with attached garage. Good sized hard surface front and rear gardens with mature boundary hedging and fencing. Side garden area leading to extensive former orchard area to the rear of the property.

ATTACHED GARAGE 17' 0" x 10' 2" (5.18m x 3.1m) In need of repair.

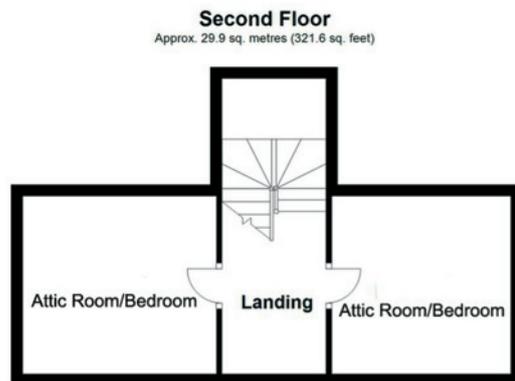
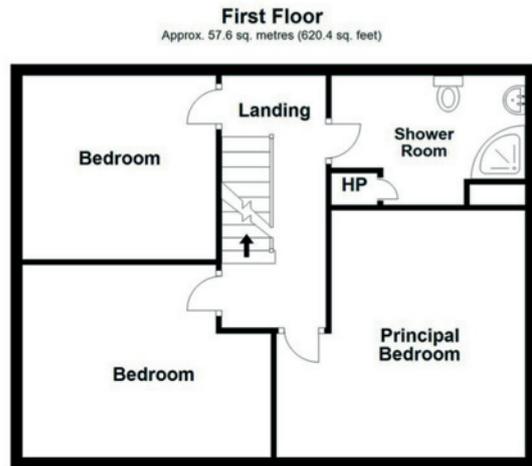




APPROXIMATE SITE PLAN

Location:

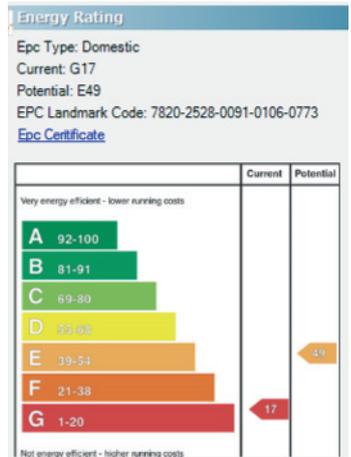
From Finaghy Crossroads take Finaghy Road North and Finaghy Park Central is on the left hand side, number 1 is the first house on the right hand side.



Total area: approx. 174.5 sq. metres (1877.9 sq. feet)

This plan is for illustrative purposes only.
Plan produced using PlanUp.

1 Finaghy Park Central



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 Ballyhackamore - 028 90 65 0000
 Lisburn - 028 92 66 1700
 North Down - 028 90 42 4747
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