



## 45 Findon Gardens, Belfast, BT9 6QL

**Price Guide £150,000**

We are pleased to offer for sale this beautiful end-terrace property located in a highly convenient and popular residential location. The spacious accommodation comprises living room, kitchen open plan to dining, three good sized bedrooms and newly installed shower suite. Outside the property benefits from off street parking and easily maintained front & rear gardens. Further benefits include gas fired central heating and double glazing. Close to a host of amenities including excellent transport links, schools & shops we encourage early viewing.

- Well Presented End-Terraced Home
- Spacious Lounge
- Newly Installed Shower Suite
- Double Glazed Windows
- South Facing Site
- Three Good Sized Bedrooms
- Kitchen Open Plan To Dining
- Gas Central Heating
- Easily Maintained Front & Rear Garden
- Chain Free

| Energy Efficiency Rating                    |  | Current | Potential |
|---|--|---------|-----------|
| Very energy efficient - lower running costs |  |         |           |
| (92-100) A                                  |  |         |           |
| (81-91) B                                   |  |         |           |
| (69-80) C                                   |  |         |           |
| (55-68) D                                   |  |         |           |
| (39-54) E                                   |  |         |           |
| (29-38) F                                   |  |         |           |
| (1-28) G                                    |  |         |           |
| Not energy efficient - higher running costs |  |         |           |
| Northern Ireland                            |  | 72      | 74        |
| EU Directive 2002/91/EC                     |  |         |           |

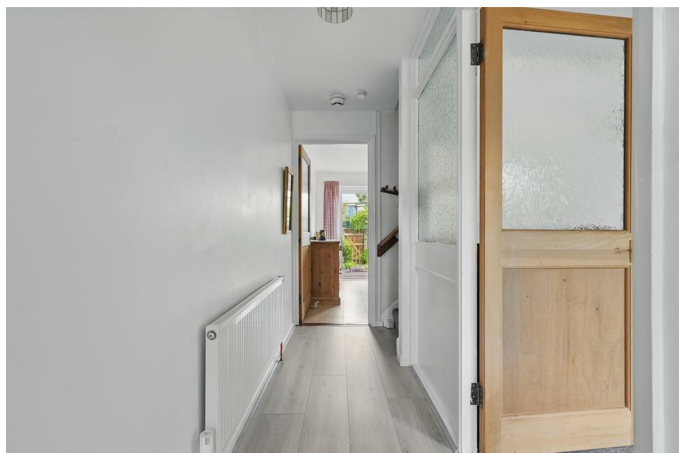


**THE ACCOMMODATION COMPRISES  
ON THE GROUND FLOOR**

**ENTRANCE**

Hardwood front door.

**HALLWAY**



Laminate flooring.

**LIVING 12'1" x 10'9" (3.7 x 3.3)**



**KITCHEN / DINING 15'1" x 10'2" (4.6 x 3.1)**



Excellent range of high and low level units, storage under stairs, plumbed for washing

machine, stainless steel sink unit & drainer, part tiled walls and tile effect floor.



**ON THE FIRST FLOOR**

Access to loft via slingsby ladder.

**BEDROOM ONE 12'1" x 8'2" (3.7 x 2.5)**



Built in robes.

**BEDROOM TWO 9'10" x 8'2" (3.0 x 2.5)**



Built in robes / storage.

**BEDROOM THREE 2.7 x 1.9 (0.61m.2.13m x 0.30m.2.74m)**



**MODERN SHOWER SUITE**



Modern suite comprising thermostatic shower, pedestal wash hand basin, heated towel rail, low flush W.C and fully pvc cladded walls and laminate floor.

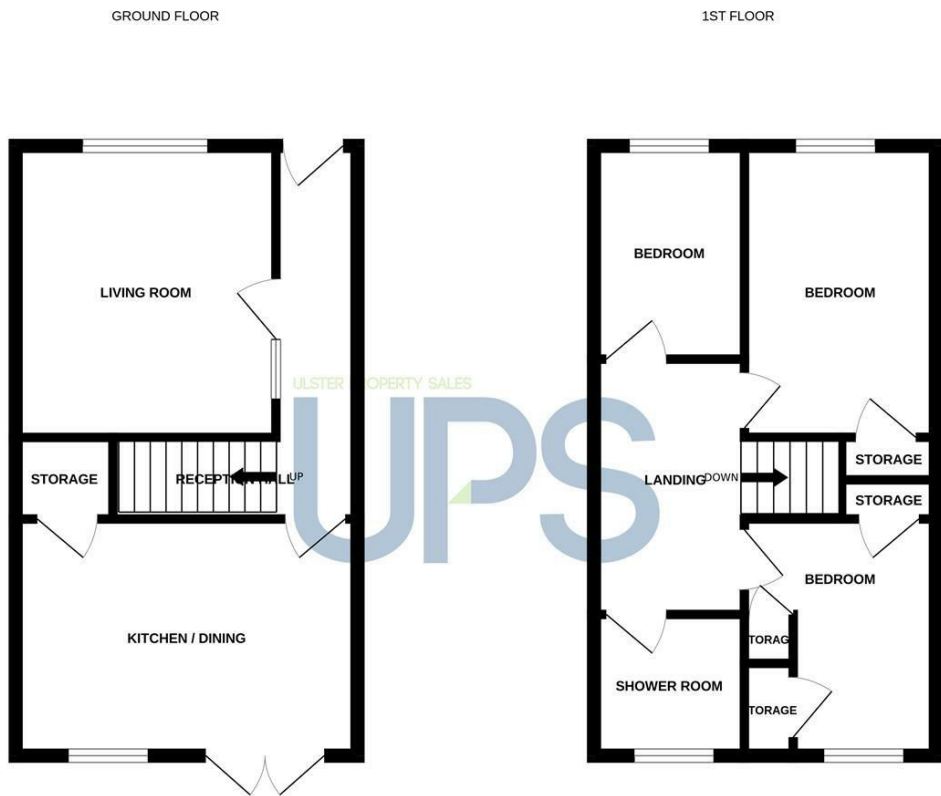
**OUTSIDE**



Parking to front. Easily maintained front & rear gardens. Outside tap and storage.



Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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| BALLYNAHINCH<br>028 9756 1155   | CAVEHILL<br>028 9072 9270      | FORESTSIDE<br>028 9064 1264  | NEWTOWNARDS<br>028 9181 1444 |                                  |



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