



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

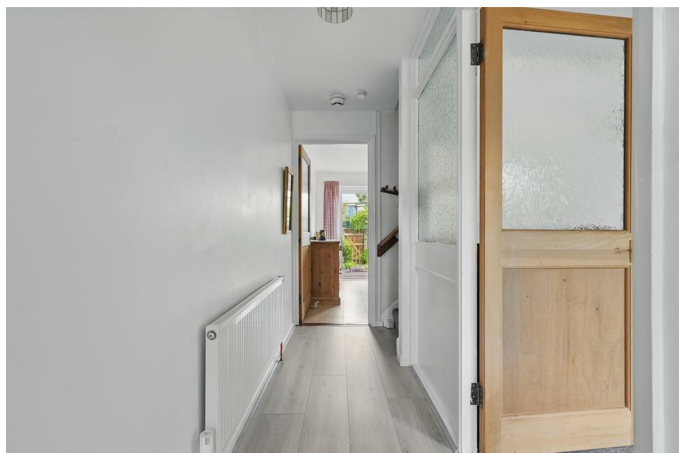
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(29-38) F			
(1-28) G			
Not energy efficient - higher running costs			
Northern Ireland		72	74
EU Directive 2002/91/EC			

**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



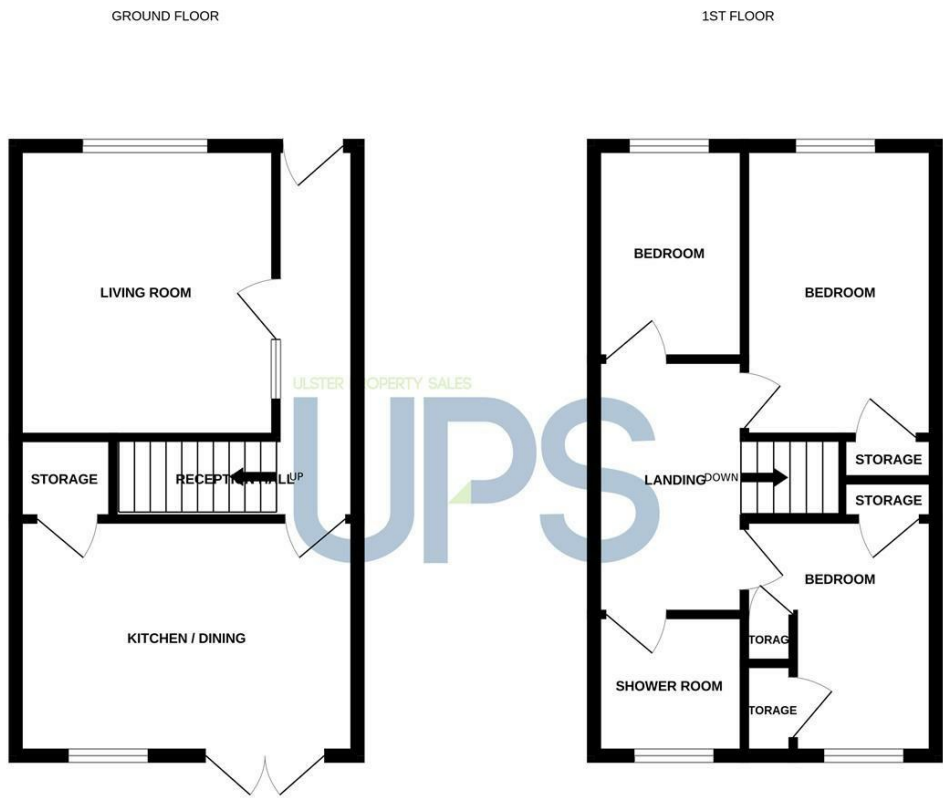
Modern suite comprising thermostatic shower, pedestal wash hand basin, heated towel rail, low flush W.C and fully pvc cladded walls and laminate floor.

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.
Made with Metropix 5/2025

Area Map



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