



13 Finaghy Park Gardens, Belfast, BT10 0FU

Price Guide £450,000

Finaghy Park Gardens, located just off Finaghy Park Central in South Belfast, is an exclusive development of luxury homes constructed in 2020. No. 13, is a beautifully presented semi - detached property extending to approx. 1202 sq ft. with accommodation comprising reception hall, living room, contemporary kitchen with range of integrated appliances open plan to dining and double doors to garden, utility room, cloakroom, three bedrooms (master with en-suite) and family bathroom. Outside there is an enclosed south west facing garden in lawn with patio area and driveway providing off street parking. Gas fired central heating and PVC double glazing are both in place. This popular development is within easy reach to a host of amenities including leading schools, excellent transport links and many shops, restaurants and coffee shops. We expect strong interest from a range of prospective purchasers including first time buyers, families or indeed those downsizing.

- Beautifully Presented Semi-Detached Home In A Much Sought After Development
- Contemporary Fitted Kitchen Open Plan To Dining Area
- Utility Room & Ground Floor W.C
- Gas Fired Central Heating / PVC Double Glazing / Integrated Alarm
- Convenient To A Wide Range Of Amenities Including Transport Links, Schools & Shops
- Three Excellent Bedrooms (Master With En-suite)
- Spacious Living Room With Feature Gas Stove
- Luxury Fitted Bathroom Suite With Bath & Walk In Shower
- Enclosed Garden In Lawn With South / Westerly Facing Aspect, Driveway Providing Off Street Parking
- Suitable For A Range Of Prospective Purchasers

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B		83	83
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

**THE ACCOMMODATION COMPRISES
ON THE GROUND FLOOR**

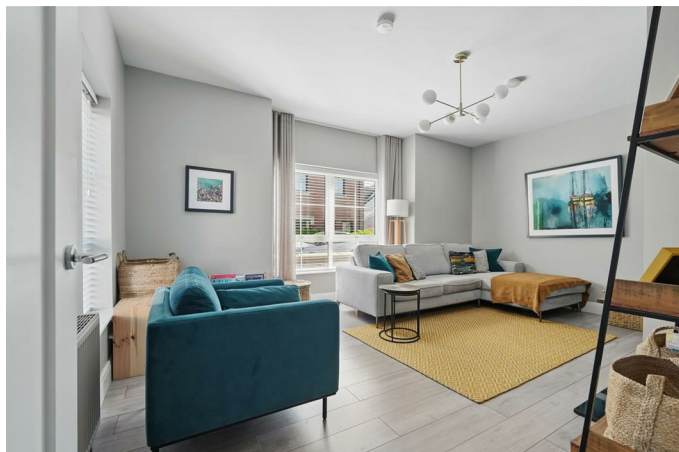
ENTRANCE

Composite front door.

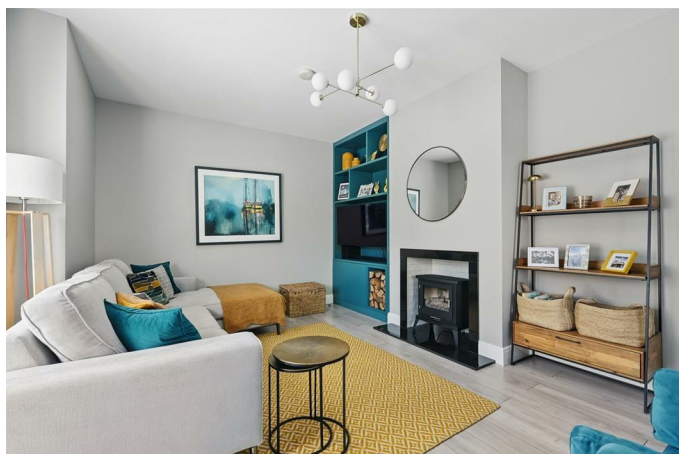
RECEPTION HALL



LIVING ROOM (into bay) 17'7 x 13'3 (5.36m x 4.04m)



Gas stove.



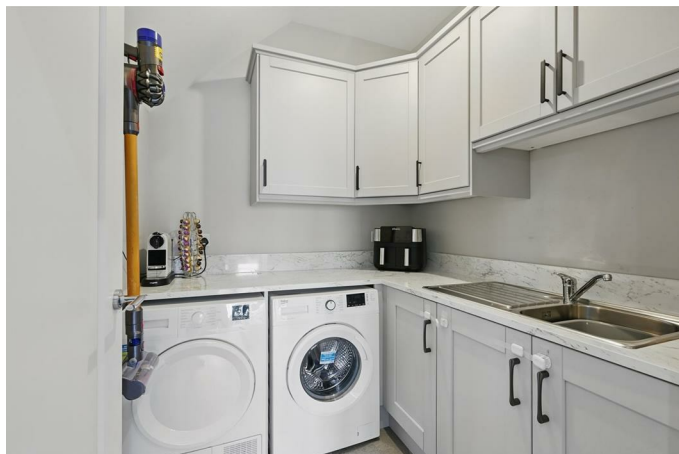
KITCHEN / DINING 17'7 x 13'0 (5.36m x 3.96m)



Range of high and low level units, integrated appliances including gas hob, electric double oven, microwave, fridge freezer, dishwasher, extractor fan, 1.5 bowl stainless steel sink, recessed spot lighting. Double doors to garden.



UTILITY 6'8 x 6'4 (2.03m x 1.93m)



Plumbed for free standing washing machine and tumble dryer, range of high and low level units, single drainer stainless steel sink.

W.C 13'1" x 11'5" (4'10 x 3.5)



Low flush W.C, wall hung wash hand basin.

ON THE FIRST FLOOR

Storage off landing.

MASTER BEDROOM 12'4 x 12'3 (3.76m x 3.73m)

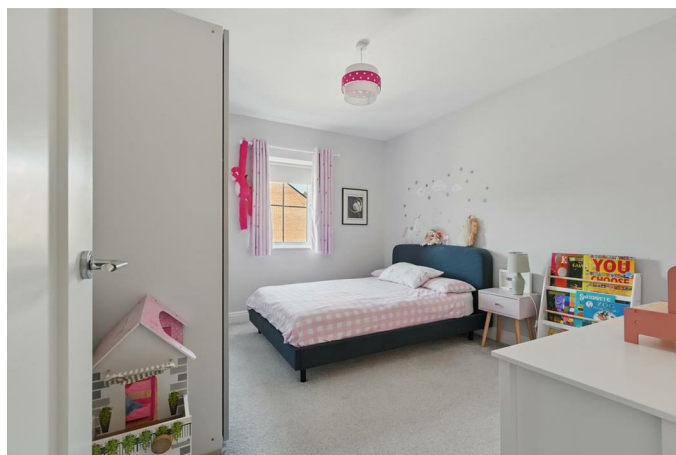


ENSUITE 10'1 x 4'10 (3.07m x 1.47m)



White suite comprising thermostatic bar shower with dual head, low flush W.C, wall hung wash hand basin, heated chrome towel radiator.

BEDROOM TWO 12'3 x 10'7 (3.73m x 3.23m)



BEDROOM THREE 9'4 x 9'1 (2.84m x 2.77m)



Built in storage.

BATHROOM 10'4 x 7'6 (3.15m x 2.29m)

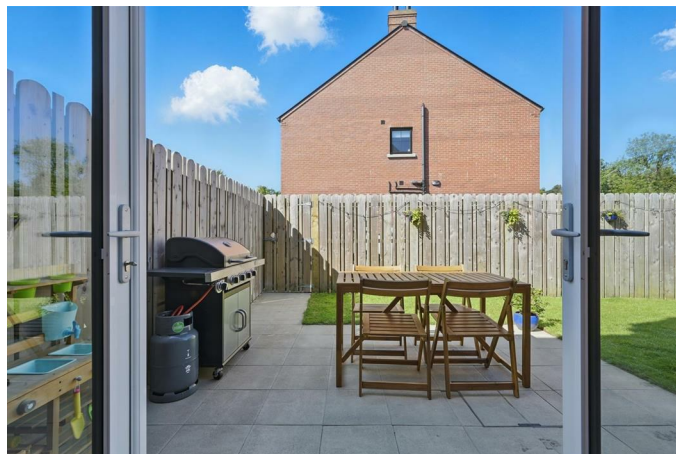


Contemporary 4 piece suite comprising free standing bath, thermostatic bar shower with dual head, low flush W.C, wall hung wash hand basin with vanity unit, heated chrome towel radiator, wall to wall feature mirror.

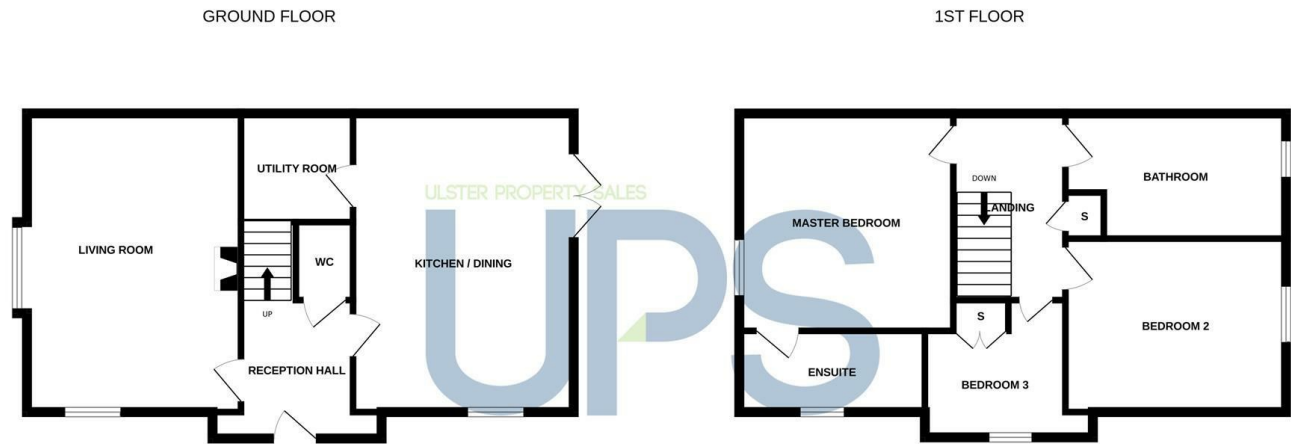
OUTSIDE



Enclosed south west facing garden in lawn with patio area. External water tap and power socket. Driveway providing off street parking.

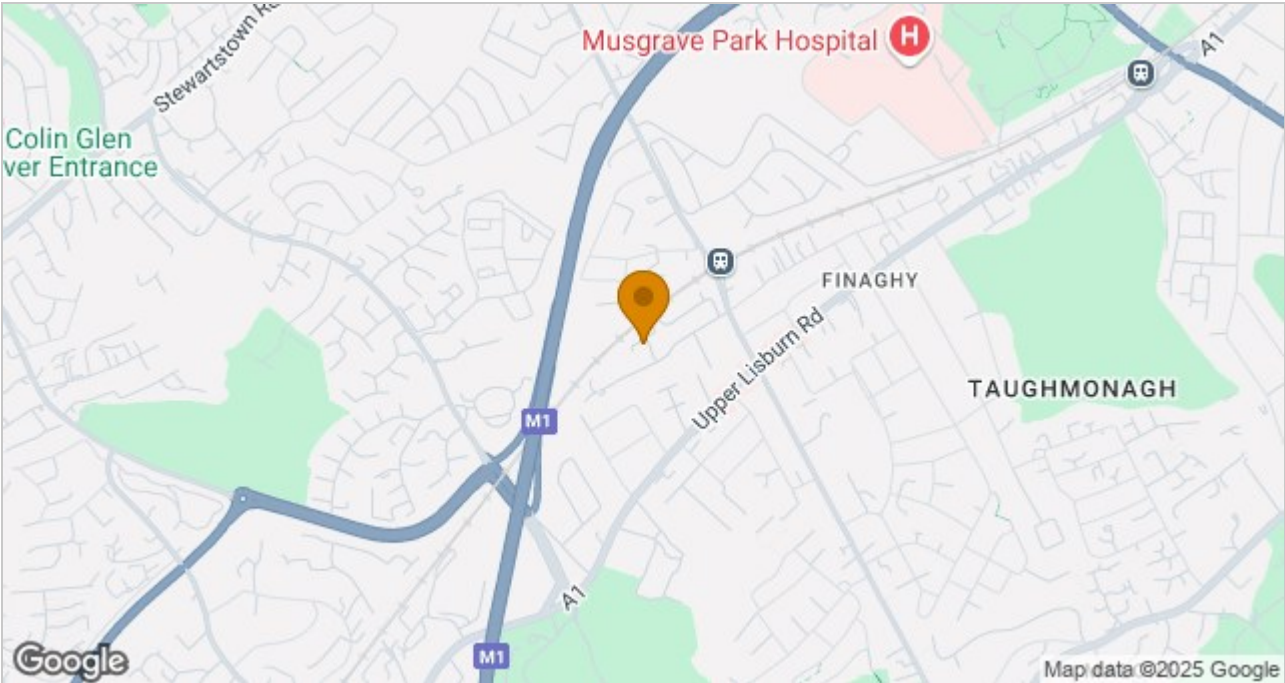


Floor Plan



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



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