

ULSTER PROPERTY SALES

UPS

ANDERSONSTOWN BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**63 ORCHARDVILLE
CRESCENT, FINAGHY ROAD**

OFFERS AROUND £249,950

A very rare opportunity to purchase this beautiful and upgraded semi-detached home superbly positioned within this desirable and established residential location just off the highly regarded Finaghy Road North and therefore enjoys proximity to lots of leading schools, shops and transport links, along with a very short walk to Finaghy Railway Station, making commuting in and out of the city easy and comfortable. The property is also very close to all the services on the Upper Lisburn Road as well as an abundance of amenities in Andersonstown, including state-of-the-art leisure facilities, restaurants, cafes and much more.

The property has been well-maintained and upgraded by the current owners. The property has had many upgrades, including a wiring upgrade, new back patio doors and all windows installed around Nov 2024, a beautiful new kitchen installed around 2023, and a new bathroom fitted around a year ago, leaving the lucky new owners with little to do but simply add their furniture. The beautiful accommodation is briefly outlined below.

Three bedrooms, a principal bedroom with built-in robes and spotlights, and a luxury recently installed white bathroom suite that has spotlights and contemporary tiling, which completes the first floor.

On the ground floor there is a welcoming entrance to a bright and airy living room that has a bay window and lovely double doors which lead to a luxury upgraded kitchen that has a 5-ring built-in gas hob, built-in microwave, and oven as well as an integrated fridge/freezer and integrated washing machine. The kitchen also has spotlights, a feature island and upgraded double doors which lead to the private gardens.

The property commands this superior setting with enclosed, well-maintained extensive gardens and benefits from off-road car parking and a detached garage that has light and power as well as a remote-controlled electric door.

Other qualities include gas-fired central heating and UPVC double glazing, together with



Key Features

- A beautifully presented and upgraded semi-detached home commanding this superior corner site with off-road car parking and a detached garage.
- Three bedrooms, principal bedroom with built-in robes and spotlights.
- Luxury fitted kitchen with a feature island, integrated appliances and spotlights, as well as double doors that lead to the gardens - kitchen installed around 2023.
- Wiring was upgraded, and new patio doors and windows were installed around November 2024.
- Gas-fired central heating - PVC eaves, fascia and guttering.
- Superb Finaghy Road North address close to all of the amenities on the nearby Upper Lisburn Road as well as Andersonstown and a short walk to Finaghy Railway Station.
- Bright and airy living room with bay window and beautiful double doors.
- Modern white bathroom suite with contemporary tiling and spotlights - the bathroom was installed around a year ago.
- Extensive, well-maintained gardens and off-road car parking to a detached garage that has light and power and a remote-controlled electric door.
- Close to lots of schools, shops and transport links, viewing comes highly recommended for this striking home superbly placed within this desirable and family-friendly neighbourhood.



GROUND FLOOR

Upvc double glazed front door to:

ENTRANCE HALL

Wooden effect strip floor.

LIVING ROOM

13'7 x 12'9

Wooden effect strip floor, bay window, double doors to;

LUXURY KITCHEN / DINING AREA

Range of high and low level units, single drainer stainless steel sink unit, built-in 5 ring gas hob, extractor fan, built-in microwave, built-in oven, integrated fridge and freezer, pull out bin, kickboard lighting, integrated washing machine, spotlights, feature island (room for seats), wooden effect strip floor, Upvc double glazed double doors to enclosed gardens.

FIRST FLOOR

BEDROOM 1

12'4 9'2

Laminated wood effect floor, built-in robes, spotlights.

BEDROOM 2

9'7 x 9'5

Laminated wood effect floor, built-in robes, laminated wood effect floor.

BEDROOM 3

9'8 6'5

LUXURY WHITE BATHROOM SUITE

Bath, thermostatically controlled shower unit, low flush w.c, wash hand basin and storage unit, chrome effect sanitary ware, contemporary tiled walls, pvc stripped ceiling, spotlights.

OUTSIDE

Privately enclosed rear garden, flagged patio, decking, well maintained, extensive gardens, mature hedging, outdoor tap, off road carparking to;

DETACHED GARAGE

18'0 x 8'10

Electric, remote controlled door, light and power, pedestrian door.





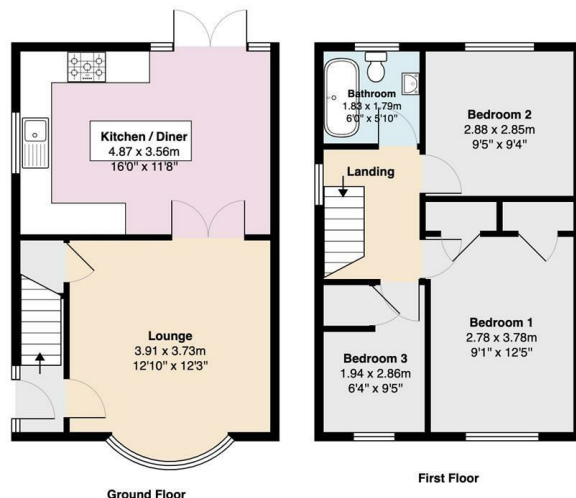






63 Orchardville Crescent, BELFAST, BT10 0JS

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Ground Floor

First Floor

Total Area: 73.1 m² ... 786 ft²

All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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

Questions you may have. Which mortgage would suit me best?

How much deposit will I need? What are my monthly repayments going to be?

To answer these and other mortgage related questions contact our mortgage advisor on 028 9060 5200.

Your home may be repossessed if you do not keep up repayments on your mortgage.

We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment.

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

ULSTERPROPERTYSALES.CO.UK

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028 9047 1515

BALLYNAHINCH
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BANGOR
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OFT
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