



21 ARDMORE AVENUE, FINAGHY ROAD NORTH, BELFAST, BT10 0JP

A very rare opportunity to purchase this extended semi-detached home commanding this superior setting on an extensive site within this preferred and extremely desirable residential location that is only a short walk away from Finaghy Railway Station and all of the amenities on the nearby Upper Lisburn Road, as well as proximity to lots of schools, shops and transport links, including an abundance of amenities in Andersonstown along with state-of-the-art leisure centres, cafes and restaurants, as well as the Glider service, to name a few!

This outstanding home holds a superb mature position with large private gardens and ample off-road car parking; the well-appointed accommodation is briefly outlined below.

Originally a three-bedroom, the property has been adapted by the current owner and now offers two bedrooms, which include a large principal bedroom with spotlights and a private modern ensuite shower room that has contemporary tiling.

On the ground floor there is a welcoming entrance hall and a contemporary open-plan living/kitchen/dining and entertaining space. The kitchen is eye-catching with high-gloss units and a range of integrated appliances. Also on the ground floor is an extended downstairs white bathroom suite that also has spotlights and decorative tiling.

Other qualities include gas-fired central heating and mostly double glazing, as well as being ideally placed on this larger-than-average mature site that sets the house in a private position well back from the road with well-maintained, good-sized gardens that can be hard to come across.

Early viewing comes highly recommended for this outstanding semi-detached home in a location that is in constant demand.

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		66	66
EU Directive 2002/91/EC			

OFFERS AROUND £234,950

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Key Features

- Striking, extended semi-detached home ideally placed on this larger-than-average site set well back from the road within this preferred residential location that is in high demand.
- Originally a three-bedroom, the property now offers two bedrooms with a large feature principal bedroom that has a private modern ensuite shower room.
- Downstairs white bathroom suite with spotlights and decorative tiling.
- Magnificent large mature site with extensive, well-maintained gardens and ample off-road car parking and potential to extend further subject to normal consents.
- Recently rewired/replumbed/automated entrance gates.
- Short walk to all of the amenities on the nearby Upper Lisburn Road as well as Finaghy Railway Station and proximity to lots of schools, shops and an abundance of amenities in Andersonstown.
- Contemporary open-plan living/kitchen/entertaining space.
- Gas-fired central heating / Mostly UPVC double glazing.
- Accessibility to beautiful parklands, golf courses and state-of-the-art leisure facilities plus excellent transport links and arterial routes.
- Early viewing is strongly recommended for this beautiful upgraded home that enjoys this preferred residential location that seldom becomes available.





GROUND FLOOR

UPVC double-glazed front door to entrance hall, beautiful tiled floor, storage under stairs.

LIVING ROOM

Vertical radiator, beautiful tiled floor, open plan to;

KITCHEN / DINING / ENTERTAINING SPACE

Range of high- and low-level high-gloss units, integrated dishwasher, integrated washing machine, integrated fridge/freezer, single-drainer sink unit, built-in hob and under-oven, extractor fan, spotlights, partially tiled walls, spotlights, open plan to dining space, vertical radiator.

DOWNSTAIRS WHITE BATHROOM SUITE

Bath telephone hand shower, low-flush W.C., 1/2 pedestal wash hand basin, partially tiled walls, tiled floor, spotlights.

FIRST FLOOR

PRINCIPAL BEDROOM 1

Wooden effect stripped floor, spotlights, access to;

EN-SUITE SHOWER ROOM

Thermostatically controlled shower unit, rain showerhead, pedestal wash hand basin, chrome effect sanitary ware, low-flush W.C., contemporary tiled walls and floor, extractor fan.

BEDROOM 2

Wooden effect stripped floor, spotlights.

OUTSIDE

Superb, large private site, ample off-road car parking and large, well-maintained mature front and rear gardens.

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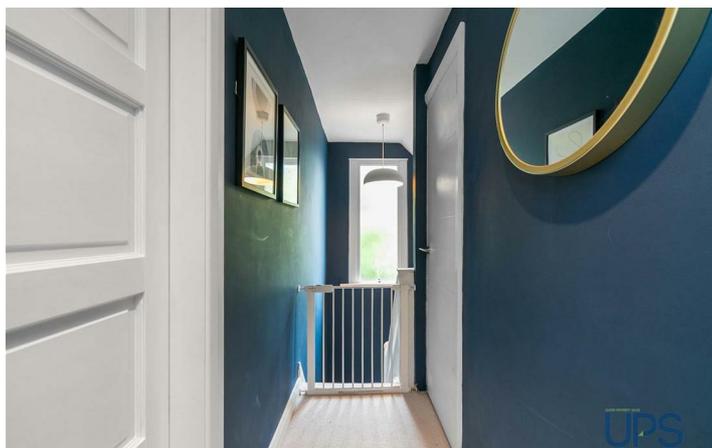








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Questions you may have.

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 Gareth on .

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. 18392211

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.

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