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13 Finbank Court

Belfast
BT9 6QU

Offers Over £150,000

13 FINBANK COURT, BT9 6QU

- End Townhouse in a Quiet Cul-De-Sac Development
- Bright & Spacious Lounge
- Superb Kitchen with Breakfast Area
- 3 Bedrooms
- Bathroom with White Suite/Ground Floor Cloakroom with WC
- Immaculate Presentation Throughout
- Gas Central Heating/Double Glazed Windows
- Garden Pod Ideal for Entertaining or Home Office/Gym
- Generous Rear Gardens with Timber Decked Sitting Area
- Convenient to Many Local Amenities Including Public Transport and Shops

This extremely well located property sits just off the Upper Malone Road, convenient to local shops and amenities at The Dub Stores and Creightons Garage via Sicily Park.

There is a bus terminus a short stroll from the property and it is also close to Barnetts Demesne and Queens University Playing fields and Mary Peters Track.

The accommodation briefly comprises a bright and spacious lounge, superb kitchen with a breakfast area and a guest cloakroom/wc on the ground floor.

On the first floor there are three well proportioned bedrooms and bathroom with modern white suite.

In addition there are also generous enclosed gardens to the rear with a sheltered timber decked sitting area along with a bespoke garden pod which is ideal for use as additional entertaining space, a home office or home gym.

The cul-de-sac location means the property will appeal to a wide variety of potential purchasers, in addition there are several leading schools in the area.

To fully appreciate all this home has to offer, please contact us to arrange a viewing at your convenience.







PROPERTY COMPRISES

uPVC double glazed front door to entrance porch.

ENTRANCE PORCH Low voltage spotlights, tiled floor, glazed door to entrance hall.

ENTRANCE HALL

OPEN PLAN TO LOUNGE 17' 5" x 11' 6" (5.31m x 3.51m) (@ widest points) Laminate wood effect floor.

KITCHEN WITH BREAKFAST AREA 17' 9" x 11' 5" (5.41m x 3.48m) Extensive range of high and low level units, work surfaces, Blanco 1.5 bowl sink unit with mixer tap, plumbed for washing machine, tiled floor, space for cooker range, island unit with breakfast bar, low voltage spotlights, under stairs storage and larder cupboard.

REAR PORCH Tiled floor.

CLOAKROOM White suite comprising low flush WC, vanity unit, fully tiled walls, tiled floor.

FIRST FLOOR LANDING Airing cupboard with gas fired boiler, separate storage cupboard, access to roof space.





BEDROOM 11' 6" x 10' 2" (3.51m x 3.1m) Built in robe.

BEDROOM 11' 6" x 9' 9" (3.51m x 2.97m) Built in robe.

BEDROOM 8' 7" x 7' 2" (2.62m x 2.18m)

BATHROOM White suite comprising tiled panelled bath with mixer taps and rainwater shower, half pedestal wash hand basin, low flush WC, fully tiled walls, heated towel rail, low voltage spotlights, tiled floor.

OUTSIDE Quiet cul-de-sac location, front garden in loose stones with boundary wall and path to front door. Good sized enclosed rear and side garden in loose stones with large timber deck sitting area.

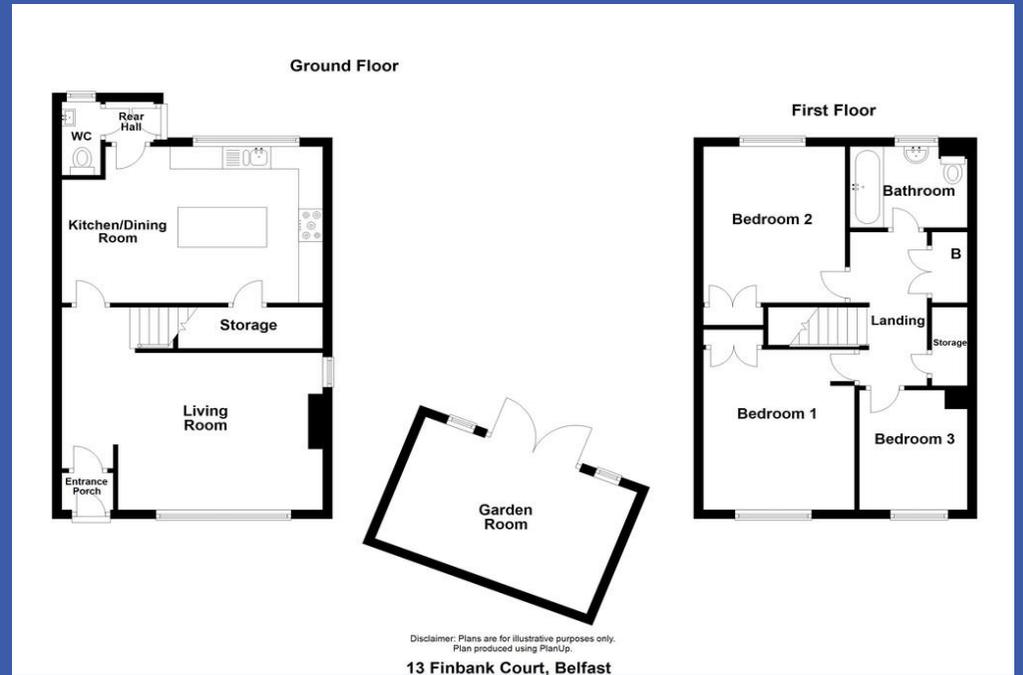
BESPOKE GARDEN POD 15' 6" x 9' 7" (4.72m x 2.92m) Power and light, uPVC double glazed windows and doors.

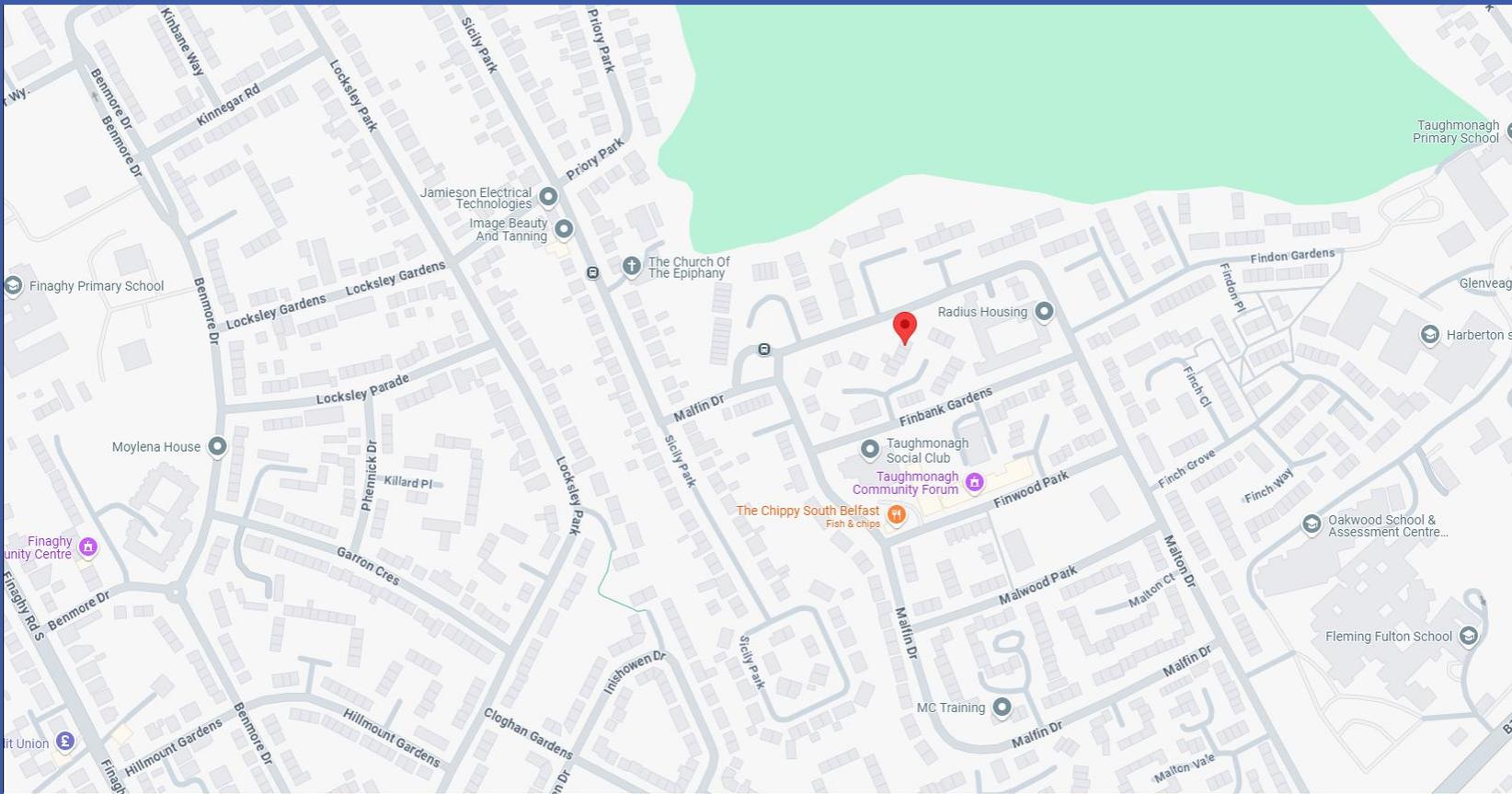












Directions:

From Upper Malone Road turn on to Malton Drive, turn left in to Finbank Gardens and Finbank Court is on the right hand side

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 73 C | 73 C |
| 56-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



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