



## 8 LADYBROOK PARADE, FINAGHY ROAD NORTH, BELFAST, BT11 9ER



An attractive extended semi-detached chalet bungalow is superbly placed on this generous corner plot, benefiting from a southerly position within this extremely desirable and sought-after residential location just off the established Finaghy Road North in proximity to lots of schools, shops, and transport links, along with Finaghy Railway Station and an abundance of amenities in Andersonstown and the Upper Lisburn Road, including state-of-the-art leisure facilities, lots of schools, and much more.

The property is offered for sale chain-free and offers sizeable extended accommodation that can be hard to come across; the well-appointed living space is briefly outlined below.

Three good-sized bedrooms and a white bathroom suite at first-floor level.

On the ground floor, there is a spacious and welcoming entrance hall as well as two separate reception rooms, which include a bright and airy living room with a bay window. There is also a kitchen with an open-plan dining space and an additional downstairs shower room.

Other qualities include gas-fired central heating and UPVC double glazing as well as a privately enclosed, low-maintenance rear garden and additional off-road car parking to the rear that leads to a detached garage, and there is also an additional studio / home office with its own access and has light and power.

A fantastic home that offers lots of extended and sizeable living within this family-friendly and popular location, we strongly encourage viewing to avoid disappointment.

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			
		65	74

Northern Ireland EU Directive 2002/91/EC

OFFERS OVER £204,950



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### Key Features

- An attractive, extended semi detached chalet bungalow superbly placed on this generous corner plot.
- Spacious and welcoming entrance hall and sizeable extended accommodation of around 1217 sqft.
- Kitchen with an open plan dining space.
- Gas fired central heating system.
- Privately enclosed, low maintenance rear garden and additional off road carparking.
- Three good sized bedrooms and white bathroom suite at first floor level.
- Two separate reception rooms which include a bright and airy living room with bay window.
- Additional downstairs shower room.
- Upvc double glazing.
- Detached garage and additional studio / home office space with light and power.





## GROUND FLOOR

Hardwood front door to;

## SPACIOUS ENTRANCE HALL

Wooden effect strip floor.

## LIVING ROOM

13'11 x 11'7

Bay window, wooden effect strip floor.

## DOWNSTAIRS SHOWER SUITE

Shower cubicle, thermostatically controlled shower unit, low flush w.c, tiled walls and floor.

## LOUNGE / DINING ROOM

11'8 x 10'0

Wooden effect strip floor, access to;

## KITCHEN / DINING AREA

11'6 x 9'4

Range of high and low level units, single drainer stainless steel 1 1/2 bowl sink unit, plumbed for washing machine, stainless steel extractor fan, spotlights, hardwood glass panelled back door.

## FIRST FLOOR

### BEDROOM 1

12'10 x 11'8

### BEDROOM 2

12'4 x 8'5

### BEDROOM 3

9'9 x 9'5

## WHITE BATHROOM SUITE

Bath, low flush w.c, pedestal wash hand basin.

## OUTSIDE

Off road carparking, front garden, outside studio / home office space, with light and power, plumbed for washing machine, carport.

## DETACHED GARAGE.



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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 Andersonstown 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. 18311196**

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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