



## 50 ASHTON PARK, FINAGHY ROAD NORTH, BELFAST, BT10 0JQ



An exceptional period red brick, extended semi detached family home within an established, private cul de sac that enjoys a magnificent south facing extensive landscaped site. A well appointed family home with accommodation extending to approximately 1485 Sq / ft. Four excellent, bright and airy bedrooms. Principle bedroom with ensuite shower room ( Developed roofspace conversion with Building Control Approval ). Three separate reception rooms to include an Extended Sun Room with a feature Roof Lantern allowing natural day light. Extended luxury finished Contemporary fitted kitchen / dining area. Large white bathroom suite with separate shower cubicle. Upvc double glazed windows / doors / eaves and fascia in Upvc. Gas fired central heating system. Good, fresh presentation throughout. Feature internal doors / floor coverings. Extensive, private, landscaped, mature, south facing gardens. Feature double gates with flagged driveway and enclosed car parking. Tucked away in a small and quiet cul-de-sac location ideally positioned just off the established Finaghy Road North in proximity to lots of schools, shops, and transport links. Finaghy railway station and an abundance of amenities in Andersonstown, which include state-of-the-art leisure facilities, cafes, restaurants, and much more. The property also enjoys accessibility to the Upper Lisburn Road and arterial routes. A Superior extended family home difficult to find in today's market. Well worth viewing.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	72
(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	

OFFERS AROUND £299,950

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## Key Features

- An exceptional period red brick, extended semi detached family home within an established, private cul de sac.
- Three reception rooms to include an extended sun room.
- Large white bathroom suite with separate shower cubicle.
- Gas fired central heating system.
- Feature internal doors / floor coverings.
- Four excellent, bright and airy bedrooms, principle bedroom / ensuite ( developed roofspace with Building Control approval )
- Extended, luxury fitted kitchen / dining area.
- Upvc double glazed windows / doors / eaves and fascia in Upvc.
- Good, fresh presentation throughout.
- Extensive, private, landscaped, mature south facing gardens.





## GROUND FLOOR

Upvc double glazed entrance door to;

## ENTRANCE PORCH

To;

## ENTRANCE HALL

Porcelain tiled floor, storage understairs, plate rack and corning.

## LOUNGE

12'3 x 8'3  
Wooden effect strip floor.

## LIVING ROOM

13'9 x 11'8  
Wooden effect strip floor, Upvc double doors to;

## EXTENDED SUNROOM

12'6 x 10'3  
Wooden effect strip floor, double patio doors, feature Roof Lantern.

## EXTENDED KITCHEN / DINING AREA

21'0 x 10'11  
Excellent range of high and low level units, formica work surfaces with feature upstand, vertical radiator, single drainer sink unit, plumbed for washing machine and dishwasher, overhead extractor hood, porcelain tiled floor.

## FIRST FLOOR

### BEDROOM 1

12'4 x 11'1  
Wooden effect strip floor.

### BEDROOM 2

12'3 x 11'3  
Wooden effect strip floor, built-in cupboard, Worcester boiler.

### BEDROOM 3

10'9 x 7'2  
Wooden effect strip floor.

## LUXURY WHITE BATHROOM SUITE

Panelled bath, shower cubicle with thermostatically controlled shower unit, wash hand basin with vanity unit, low flush w.c, tiling, chrome effect sanitary ware, chrome heated towel rail, pvc ceiling.

## SECOND FLOOR

### DEVELOPED ROOFSpace / BEDROOM 4

18'6 x 16'8  
Feature flooring with extensive downlighting.

### ENSUITE SHOWER ROOM

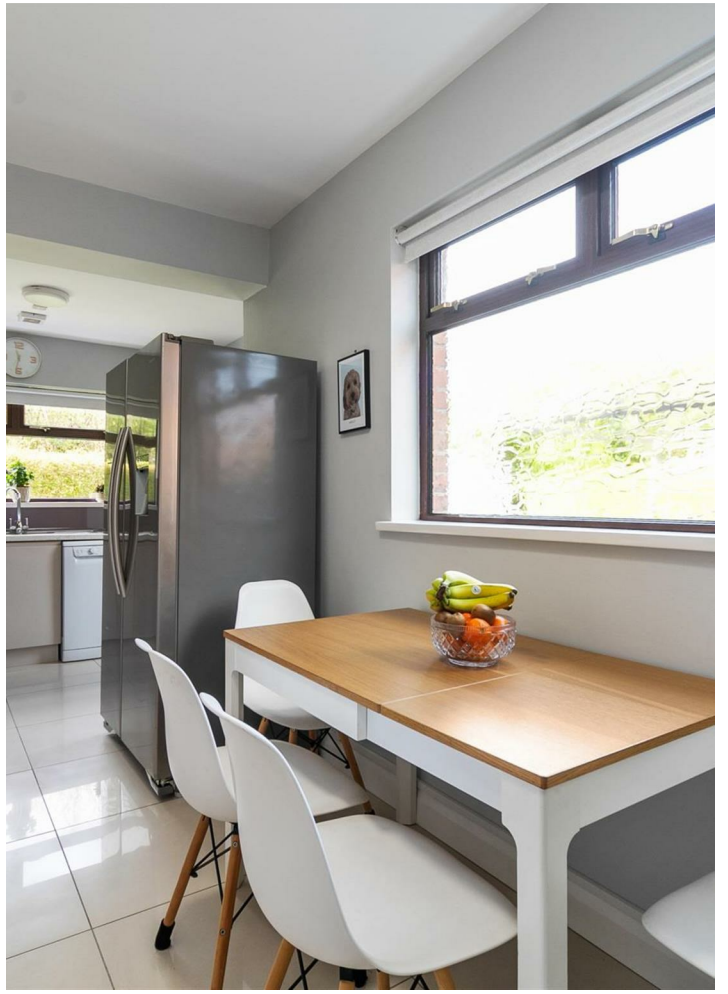
Tiled Shower cubicle, electric shower unit, wash hand basin, low flush w.c. feature flooring.

## OUTSIDE

Driveway to front and side to feature double gates to enclosed car parking, extensive, south facing, landscaped site with neat lawns, flagging, patio, high hedges, mature and private.

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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 Linda 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. 16817723**

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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