



# LAVERY MITCHELL

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**17 Erinvale Drive, Belfast, BT10 0GE**

**OFFERS OVER £149,950**

- Prime Finaghy location in South Belfast
- Excellent transport links to the city centre
- Near great schools and family facilities
- Ideal for first-time buyers or investors
- Well-proportioned layout throughout
- Three-bedroom mid-terrace home
- Close to shops, cafés, and local amenities
- Parks and green spaces nearby
- Scope to modernise and add value
- Great potential in a sought-after area

Discover the potential of 17 Erinvale Drive, Belfast, BT10 0GE — a three-bedroom mid-terrace home perfectly positioned in the heart of Finaghy, one of South Belfast's most desirable and well-connected areas. Offering excellent transport links to the city centre and beyond, Finaghy boasts a vibrant mix of local shops, cafés, and amenities, as well as highly regarded schools and nearby parks for families to enjoy. This property presents an exciting opportunity for both homeowners and investors alike — a solid home that, with a touch of modernisation, can be transformed to reflect your own style and taste. Whether you're looking to step onto the property ladder or add value through renovation, 17 Erinvale Drive is brimming with potential in a sought-after, convenient location.

### Entrance

4'10" x 5'10"



uPVC front door with stained glass, double radiator, wood laminate flooring, carpet to stairs

### Living Room

12'10" x 12'1"



Double windows to front, wood laminate flooring and double radiator

### Kitchen

7'11" x 10'10"



Bright and airy space, range of kitchen units, patio door to back garden and wood laminate flooring. Stainless steel sink with drainer and wall shelving.

### Dining Area

7'11" x 10'10"



Large window looking out to back garden, double radiator and wood laminate flooring.

### Landing

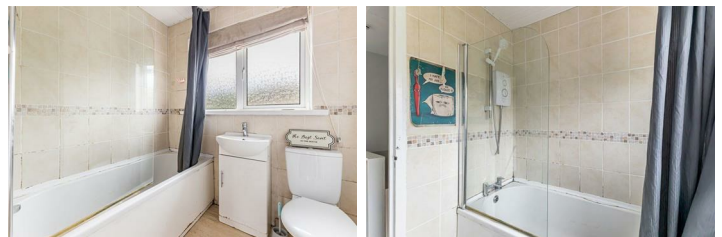
5'11" x 9'0"



Grey carpeted landing, built in storage cupboards

### Bathroom

5'11" x 5'6"



White bathroom suite, fully tiled in neutral colour, electric shower over bath

**Bedroom 1**  
11'8" x 11'4"



Back facing bedroom with grey carpeted floor and double radiator.

**Bedroom 2**  
11'8" x 11'7"



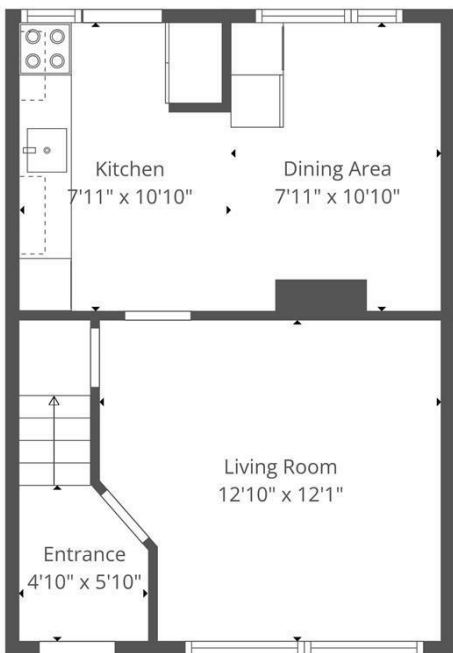
Front facing bedroom with grey carpeted floor and double radiator

**Bedroom 3**  
7'2" x 8'11"



Front facing bedroom with grey carpet, double radiator and built in storage.

\*CJI images for illustration purposes only

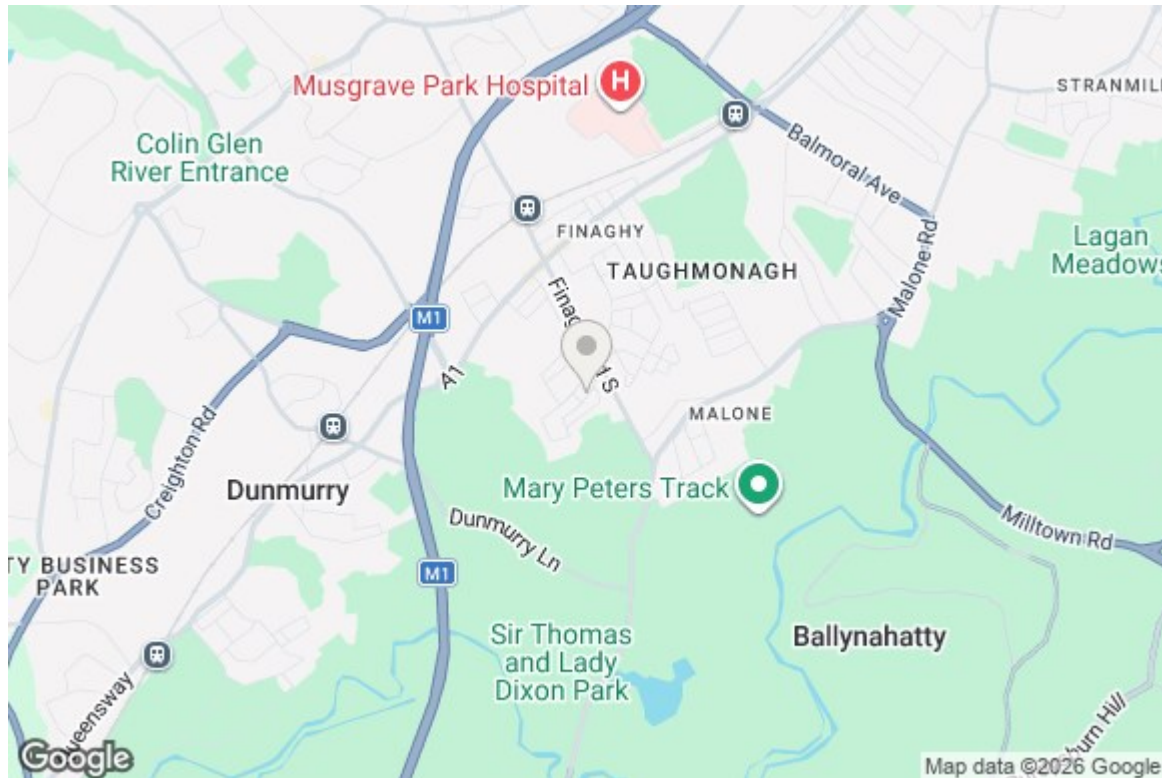


Floor 1



Floor 2

**TOTAL: 788 sq. ft**  
 FLOOR 1: 370 sq. ft, FLOOR 2: 418 sq. ft  
 EXCLUDED AREAS: WALLS: 58 sq. ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>	61	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	

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