



## 180 Finaghy Road South, Belfast, BT10 0DH

**Price Guide £350,000**

Situated just on Finaghy Road South, this beautiful detached home offers bright accommodation in an extremely convenient location close to many local amenities including transport routes and shops. The accommodation comprises lounge open plan to dining room, sitting room, spacious fitted kitchen with dining space, utility room and downstairs shower room. On the first floor there are four bedrooms and bathroom. Externally the property benefits from a large driveway with ample parking, enclosed rear garden and attached garage. Oil fired central heating & PVC double glazing are both in place. Close to the many leading schools in the surrounding area, this home is likely to appeal to families looking to purchase in a sought after location. With similar properties selling well, early viewing is highly recommended.

- Detached Family Home Located Between The Upper Malone & Upper Lisburn Road In South Belfast
- Excellent Kitchen With Dining & Utility Room
- First Floor Bathroom & Ground Floor Shower Room
- Enclosed Rear Garden With Patio Area
- Within Easy Reach To A Host Of Amenities, Leading Schools & Transport Links
- Spacious Lounge Open Plan To Dining Room
- Four Good Sized Bedrooms
- PVC Double Glazed / Oil Fired Central Heating
- Attached Garage & Excellent Driveway To Front

| Energy Efficiency Rating                    |   | Current | Potential |
|---|---|---------|-----------|
| (92-100)                                    | 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                            |   |         |           |
|   |   | 36      | 57        |

EU Directive 2002/91/EC

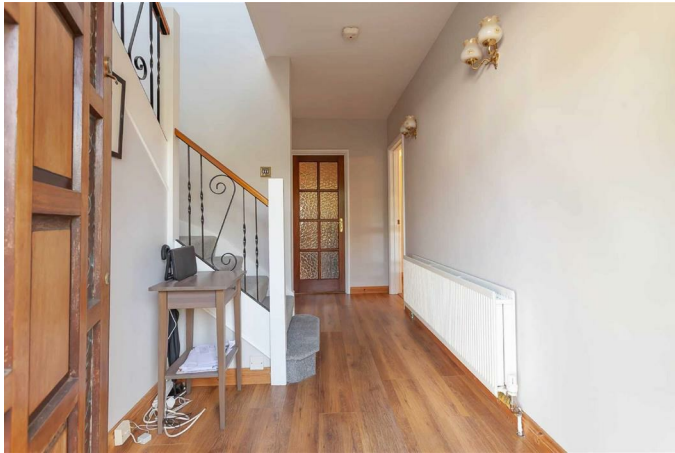
## THE ACCOMMODATION COMPRISES

### ENTRANCE

Wood panelled front door

### ON THE GROUND FLOOR

### RECEPTION HALL



Wood flooring and built in storage.

### LOUNGE 30'10" x 13'8" (9.40 x 4.19)



Feature fireplace with marble surround and gas stove. Wood flooring



## DINING ROOM



Wood flooring

### SITTING ROOM 14'5" x 8'10" (4.39 x 2.69)

### KITCHEN 17'9" x 15'9" (5.41 x 4.80)



Range of high and low level units, plumbed for washing machine & dishwasher, 1.5 sink unit with drainer and mixer tap, part tiled walls and tiled floor.

### UTILITY ROOM 7'10" x 4'7" (2.39 x 1.40)

### ON THE FIRST FLOOR

### LANDING

Built in storage

**BEDROOM ONE 13'5" x 10'10" (4.09 x 3.30)**



**BEDROOM FOUR 10'10" x 9'6" (3.30 x 2.90)**



**BEDROOM TWO 15'5" x 9'2" (4.70 x 2.79)**



**BATHROOM**



**BEDROOM THREE 10'10" x 9'6" (3.30 x 2.90)**



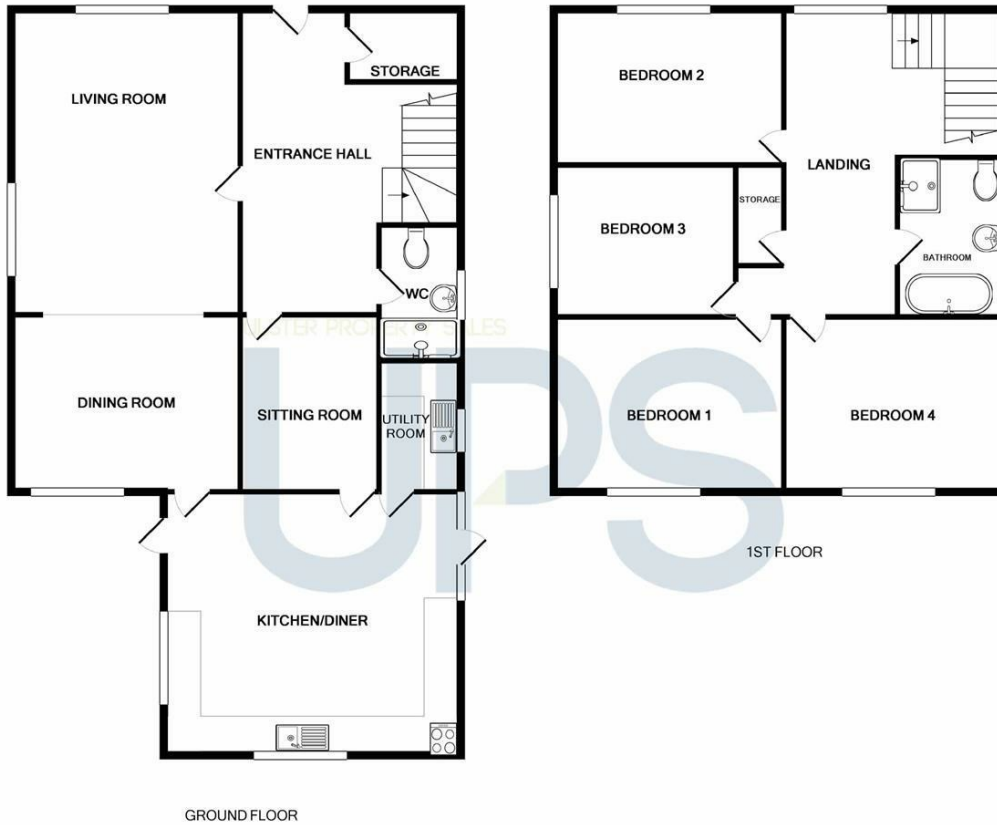
Coloured suite low flush wc, pedestal wash hand basin, panelled bath, fully tiled walls and tiled floor.

**OUTSIDE**



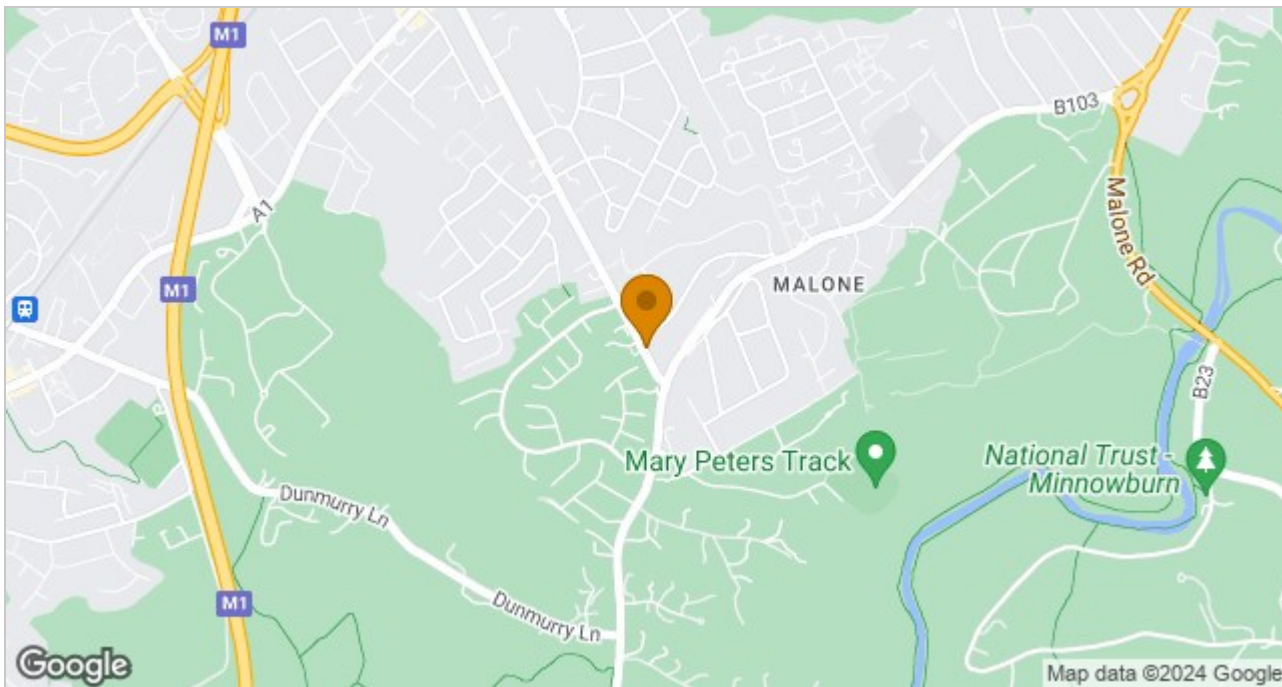
Spacious driveway with ample car parking, attached garage and paved garden to rear.

## Floor Plan



TOTAL APPROX. FLOOR AREA 1518 SQ.FT. (141.0 SQ.M.)  
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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