

TEMPLETON
ROBINSON



'Birch House',
164 Finaghy Road South,
BELFAST,
BT10 0DH

Offers Over
£549,950

Viewing by
appointment with
& through agent
028 90 663030



This detached property offers the charm of a cottage with the convenience of modern living. Step inside to discover a seamless blend of traditional character and contemporary design, the house has enjoyed a complete bare brick restoration and double storey extension which has transformed this space creating a bright and airy kitchen featuring a stylish breakfast island and spacious dining area perfect for entertaining friends and family. Additionally there is a separate living room complete with an inviting open fire. Upstairs you will find five

generously sized bedrooms including a luxurious principal suite boasting an ensuite bathroom and walk-in dressing room.

Conveniently located within walking distance to Finaghy village and just minutes away from the vibrant Lisburn Road, this property offers easy access to an array of amenities including coffee shops, restaurants, boutiques and bars. Don't miss the opportunity to make this stunning property your own, experience the perfect combination of rural charm and urban convenience.



- Detached Property with Cotswold Cottage Feel
 - Extremely Well Finished Throughout
- Complete Bare Brick Restoration & New Double Storey Extension to Include Amongst Other Features; New Roof, New Windows, New Wiring, New Heating, New Plumbing, New Plaster, New Insulation, New Render, New Landscaping, New Doors & Joinery, New Bathrooms & Kitchen etc.
 - Large Living Room with Open Fire
- Contemporary Kitchen with Built-in Breakfast Island Open Plan to Ample Dining & Living Area with Sliding Doors to Rear Garden
 - Separate Utility Area
 - Ground Floor WC
- 5 Bedrooms to First Floor Including Principal Bedroom with Ensuite Shower Room
 - Elegant White Bathroom Suite
 - Gas Fired Central Heating
- Landscaped Rear Garden Laid in Lawn with Paved Patio Area Ideal for Barbecuing & Outdoor Entertaining
 - Driveway with Ample Parking Laid in Loose Stone
- Convenient Location Within Walking Distance to Finaghy Village & Close to Leading Primary & Secondary Schools
 - The Bustling Lisburn Road is Only 5 Minutes Drive
 - Shops, Transport Facilities & Golf Clubs Close By

The Property Comprises:

Ground Floor

Composite front door with glazed and leaded inset to:

RECEPTION HALL: Victorian style tiled floor with mat well. Walnut finished laminate wooden floor.

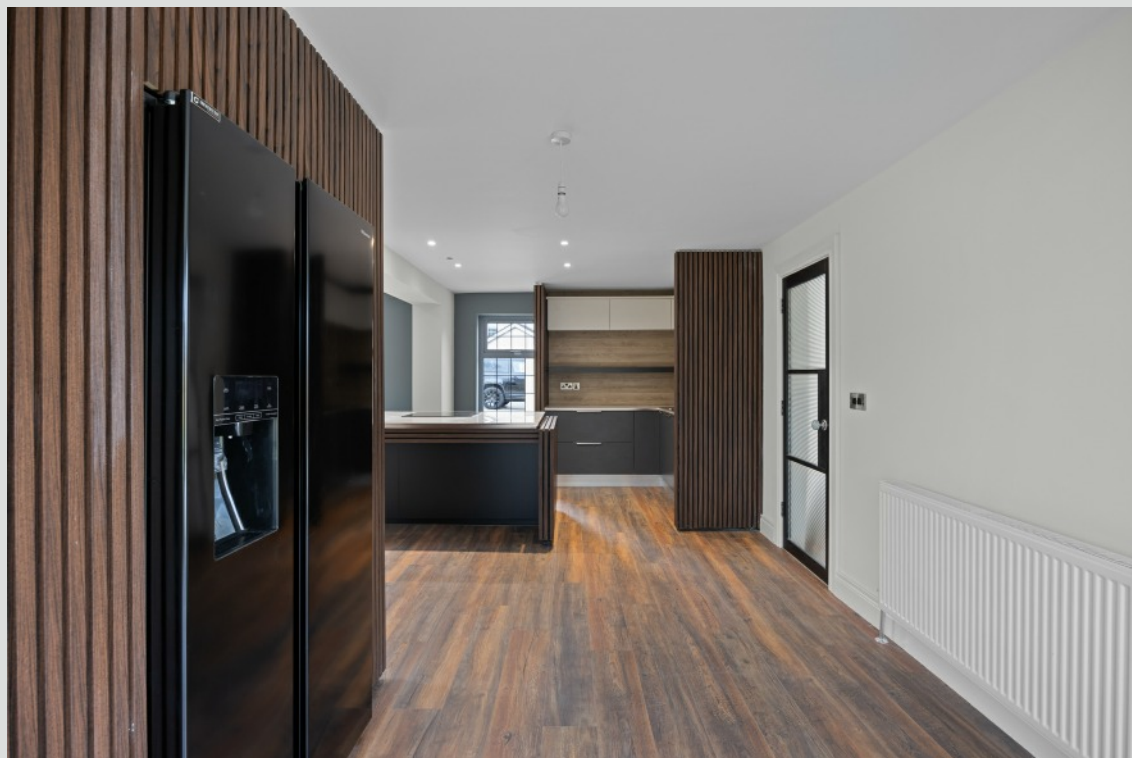
DOWNSTAIRS W.C.: White suite comprising low flush wc, vanity unit, porcelain tiled floor.

UTILITY AREA: Laminate work tops, porcelain tiled floor, single drainer stainless steel sink unit. Plumbed for washing machine, Worcester gas fired boiler.

LIVING ROOM: 19' 3" x 11' 2" (5.87m x 3.4m) Walnut finished laminate wooden floor, dual aspect windows, aluminium double glazed sliding doors to rear garden, timber and cast iron period fireplace with open fire.



KITCHEN/LIVING/DINING AREA: 31' 7" x 19' 1" (9.63m x 5.82m) Modern fully fitted bespoke kitchen with excellent range of high and low level units with marble tile worktops, single drainer Blanco coloured one and a half bowl sink unit with Blanco mixer taps, integrated dishwasher, built-in shelving with oak splashback, two built-in high level Bosch ovens, built-in wine rack. Breakfast island with marble tile worktop, Bosch Series induction hob, extractor fan above.



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Built-in breakfast bar open to:

AMPLE LIVING AND DINING SPACE with triple aspect windows, black gloss finished American fridge/freezer with feature timber cladding wall, picture window with mature outlook and views to Divis Mountain. Aluminium double glazed sliding door to rear garden. Floor to ceiling radiator.



First Floor

LANDING: Access to roofspace.

PRINCIPAL BEDROOM: 19' 2" x 12' 4" (5.84m x 3.76m) Vaulted ceiling. Access to:



WALK-IN DRESSING ROOM: Dressing area.

ENSUITE SHOWER ROOM: White suite comprising low flush wc, vanity unit, porcelain tiled floor, walk-in shower with porcelain tiled splashback, extractor fan, low voltage spotlights.



BEDROOM (2): 13' 5" x 8' 5" (4.09m x 2.57m) Vaulted ceiling.



BEDROOM (3): 13' 3" x 10' 1" (4.04m x 3.07m) (at widest points). Walk-in cupboard.



BEDROOM (4): 11' 4" x 10' 0" (3.45m x 3.05m) Outlook to front.



BEDROOM (5)/STUDY: 8' 11" x 8' 5" (2.72m x 2.57m) Outlook to rear garden.



BATHROOM: White suite comprising oval panelled bath, vanity unit, walk-in shower with chrome overhead shower unit, slate tray, porcelain tiled splashback, porcelain tiled floor, extractor fan, low voltage spotlights.

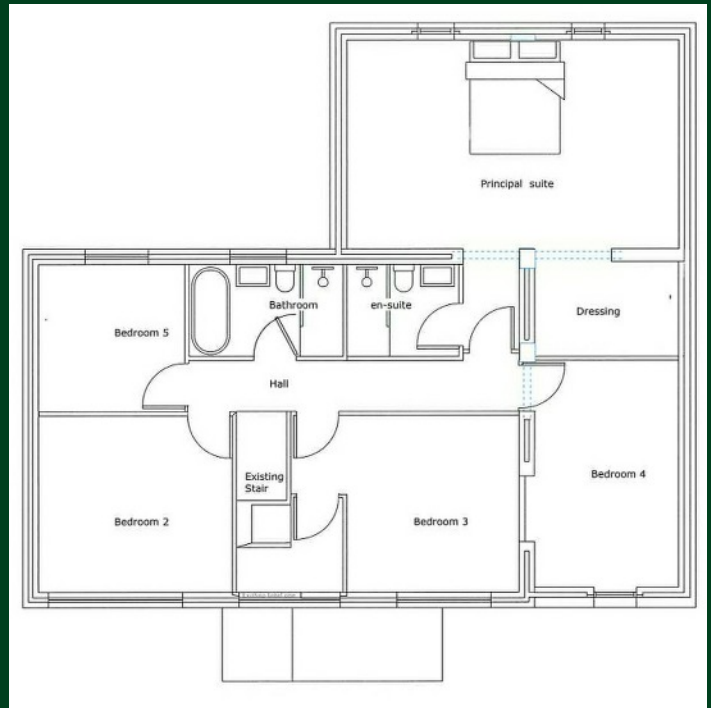
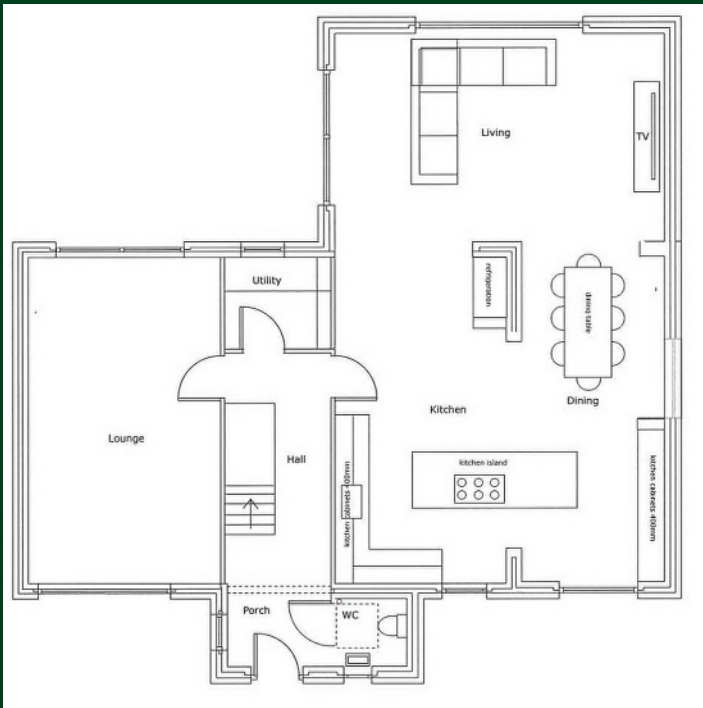


Outside

Front driveway laid in loose stones, parking for numerous cars. Raised flowerbed with trees. Enclosed rear garden with extensive levelled lawns and paved patio area ideal for barbecuing and outdoor entertaining. Mature trees with loose stones, outdoor sockets to front and rear. Views across to Divis Mountain.



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Location:

From the Upper Malone Road go down Finaghy Road South and the house is on the right hand side.

Energy Rating

Epc Type: Domestic
 Current: C73
 Potential: C73
 EPC Landmark Code: 8405-4514-8102-0027-8002
[Epc Certificate](#)

	Current	Potential
Very energy efficient - lower running costs		
A 92-100		
B 81-91		
C 69-80	73	73
D 55-68		
E 39-54		
F 21-38		
G 1-20		
Not energy efficient - higher running costs		

- Lisburn Road - 028 90 66 3030
- Ballyhackamore - 028 90 65 0000
- North Down - 028 90 42 4747
- Lisburn - 028 92 66 1700

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