



92 Priory Park, Finaghy, Belfast, BT10 0AG

Price Guide £375,000

Comprising bright, well proportioned accommodation throughout, this extended semi-detached property is in a much sought after residential area, close to many local amenities. Presented to a high standard throughout the accommodation comprises living room, modern kitchen open plan to living room, three double bedrooms, one with en-suite shower room and one with walk in wardrobe and contemporary bathroom suite. Externally there is a large enclosed rear garden with paved patio, driveway with ample room for car parking, garden area to front and detached garage which is currently utilised as a home office. Gas fired central heating and PVC double glazing are also in place. With leading schools, excellent transport links and many shops and restaurants all close by, this home will appeal to many therefore early viewing is recommended.

- Three Excellent Bedrooms
- En-suite Shower Room
- Gas Fired Central Heating
- Good Sized Rear Garden, Detached Garage & Front Garden
- Beautiful Extended Semi - Detached Home
- Modern Kitchen Open Plan To Living Area
- Contemporary Bathroom Suite
- PVC Double Glazing
- Popular Residential Location

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 EU Directive 2002/91/EC

**THE ACCOMMODATION COMPRISES
ON THE GROUND FLOOR**

ENTRANCE

Composite front door.

RECEPTION HALL



Herringbone style floor.

LIVING ROOM 13'6" x 11'5" (4.11 x 3.48)



Wooden floor.

KITCHEN / DINING 23'5" x 17'0" (7.14 x 5.18)



Extensive range of high and low level units,

granite work surfaces, island unit with 5 ring gas hob, integrated appliances to include fridge / freezer, dishwasher, double oven, extractor fan, stainless steel sink unit with mixer tap, recessed spotlighting, bi-folding doors to rear garden.

OPEN PLAN



LIVING AREA



Feature exposed brick wall, wood burning stove.

ON THE FIRST FLOOR



BEDROOM ONE 15'2" x 10'5" (4.62 x 3.18)



Parquet flooring.

WALK IN WARDROBE 10'5" x 8'6" (3.18 x 2.59)



Parquet flooring, extensive range of hanging space and drawers.

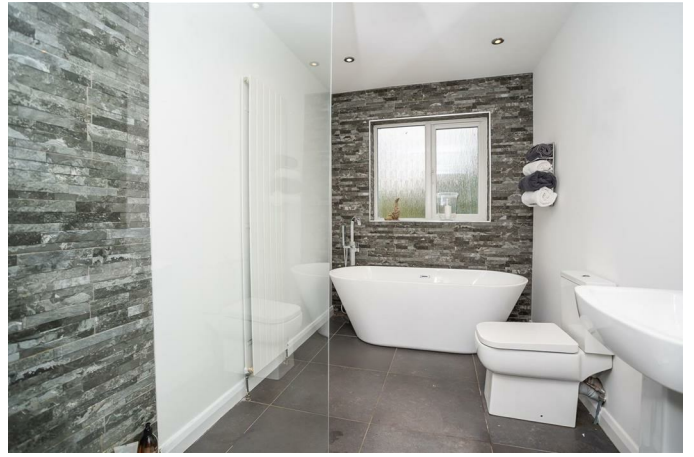
BEDROOM TWO 13'5" x 10'5" (4.09 x 3.18)



Laminate wood floor.

STORAGE ROOM

BATHROOM



Contemporary white suite comprising low flush W.C, pedestal wash hand basin, free standing bath, walk in shower, part tiled walls, ceramic tiled floor, recessed spotlighting.

ON THE SECOND FLOOR

BEDROOM THREE 12'7" x 9'5" (3.84 x 2.87)



Recessed spotlighting. Storage into eaves.

ENSUITE SHOWER ROOM



White suite comprising low flush W.C, wash hand basin, enclosed shower.

OUTSIDE



Enclosed, private garden to rear in lawn with paved patio area. Driveway providing off street parking & front garden area.

GARDEN



DETACHED GARAGE

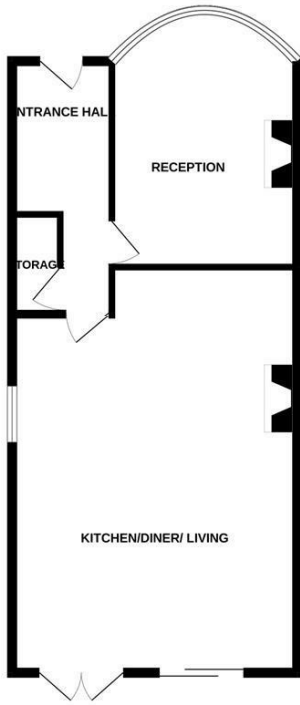
Sky lights, plumbed & wired. Wooden floor, heating. Utility area which is plumbed for washing machine and dryer. Currently used as a home office.

RATES

Approx £1563.74 per annum.

Floor Plan

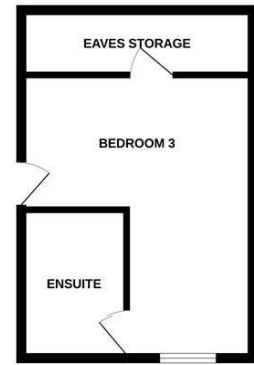
GROUND FLOOR
630 sq.ft. (58.7 sq.m.) approx.



1ST FLOOR
639 sq.ft. (59.4 sq.m.) approx.



2ND FLOOR
277 sq.ft. (25.8 sq.m.) approx.



TOTAL FLOOR AREA: 1527 sq.ft. (141.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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



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