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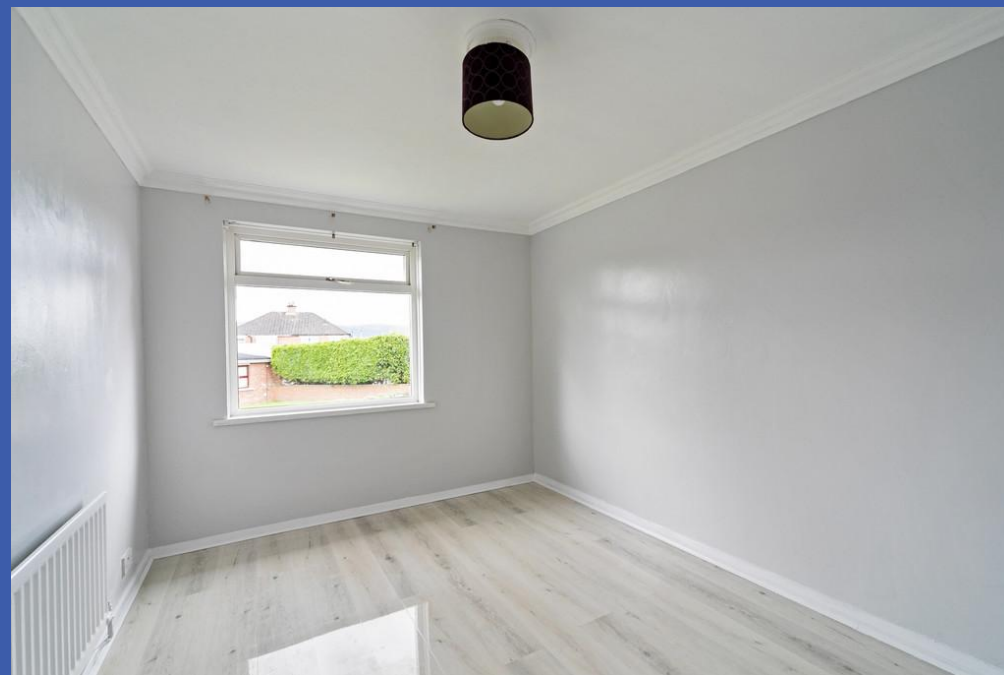
**130 Erinvale Drive**

Finaghy Road South, Belfast  
BT10 0GF

**Offers Over £179,950**

## 130 ERINVALE DRIVE, BT10 0GF

- Semi Detached Family Home in a Prime Location
- Good Sized Lounge
- Fitted Kitchen with Dining Area
- 3 Bedrooms
- Adaptable Accommodation
- Shower Room with White Suite
- Oil Fired Central Heating / Double Glazed Windows
- Driveway Parking/Garage
- Enclosed and Private Rear Garden with Sheltered Sitting Area
- Convenient to a Wide Range of Amenities Including Shops, Restaurants and Public Transport



This attractive semi detached property is situated in a prime cul de sac location just off Finaghy Road South.

The property is well presented and tastefully decorated by the current owner and offers spacious, well-proportioned accommodation.

The internal accommodation benefits from the generous lounge and modern kitchen with a breakfast area. In addition, there are three bedrooms and a shower room with white suite.

The internal accommodation is perfectly complemented by the enclosed and private rear garden with sitting area along with a garage and ample driveway parking.

This fine home is ideally located close to many local amenities including shops and public transport, viewing is highly recommended.





## PROPERTY COMPRISES

uPVC double glazed front door to entrance hall.

**ENTRANCE HALL** Laminate wood effect floor.

**LOUNGE 18' 10" x 10' 11" (5.74m x 3.33m)** Laminate wood effect floor, uPVC double glazed door to rear.

**KITCHEN WITH BREAKFAST AREA 15' 10" x 10' 10" (4.83m x 3.3m)** Range of high and low level units, work surfaces, Vogue stainless steel sink unit with drainer, Indesit 4 ring hob with Neff electric oven under and extractor fan over, plumbed for washing machine, part tiled walls tiled floor, external access.

**BEDROOM 16' 2" x 8' 10" (4.93m x 2.69m) (@ widest points)** Laminate wood effect floor and skylight, connecting door to bedroom.

**BEDROOM 8' 11" x 8' 5" (2.72m x 2.57m)** Laminate wood effect floor.

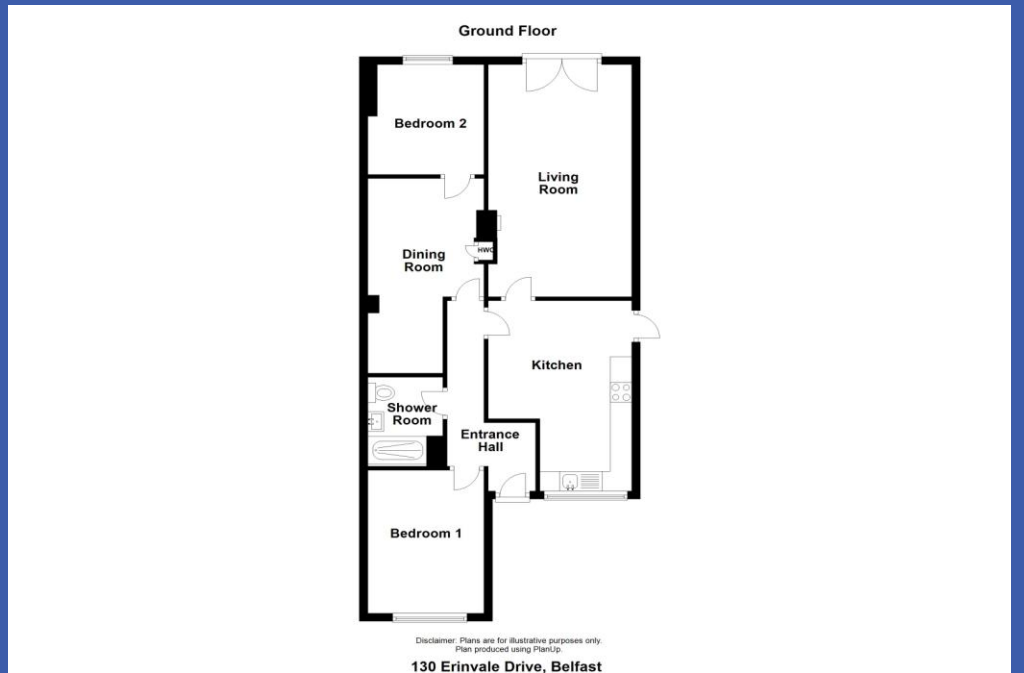
**BEDROOM (POTENTIAL ADDITIONAL RECEPTION ROOM) 11' 11" x 8' 10" (3.63m x 2.69m)** Laminate wood effect floor.

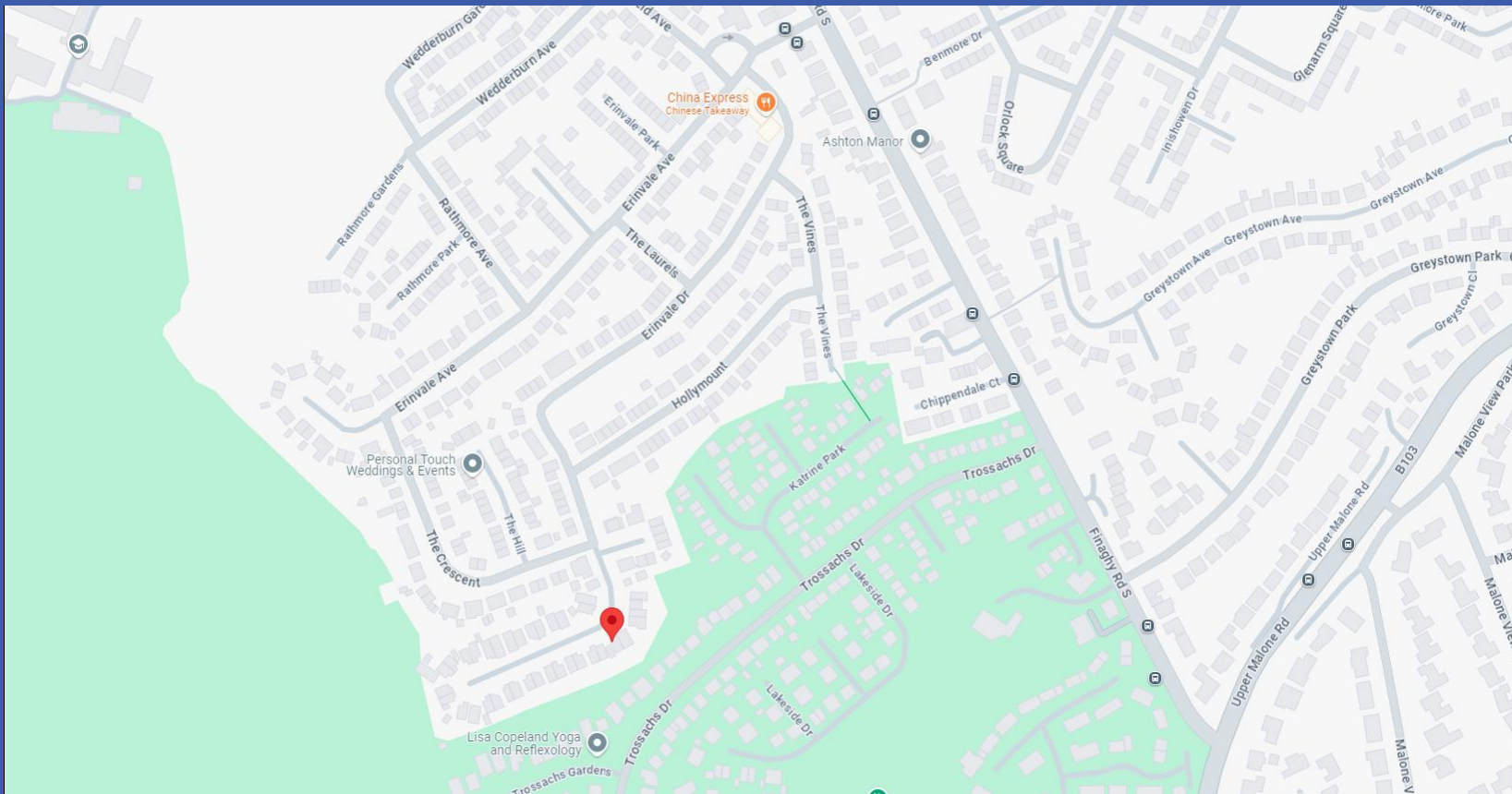
**SHOWER ROOM** White suite comprising vanity unit with storage, low flush WC, panelled shower cubicle with rainwater shower, panelled walls and ceiling, low voltage spotlights, skylight and extractor fan.

**OUTSIDE** Front garden in lawns, driveway with parking, private rear garden in lawns with paved patio area and boundary fence, detached garage/store.









**Directions:**

From Finaghy Road South turn in to Erinvale Avenue and Erinvale Drive is on the left hand side.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		66 D
39-54	E	43 E	
21-38	F		
1-20	G		



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