



## 41 ARDMORE AVENUE, FINAGHY ROAD NORTH, BELFAST, BT10 0JP

A beautiful, well appointed red brick semi detached, extended family home that enjoys an extensive mature, landscaped site within this popular sought after established residential location. Three good bright, comfortable bedrooms. Two separate reception rooms. Fitted kitchen. Extended downstairs rear porch to extended shower room. White bathroom suite with separate shower cubicle / W.c. Gas fired central heating system. Upvc double glazed windows. Large detached garage / ample car parking feature wall / pillars with double gates. Generous, mature and private, well stocked extensive gardens. Fantastic doorstep convenience within walking distance of schools / shops / transport links both bus and rail / leisure, gym facilities all nearby. Chain free.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	72	72
(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			

OFFERS AROUND £229,950



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## Key Features

- Beautiful well appointed and maintained Extended semi detached family home.
- Two separate reception rooms.
- Extended downstairs shower room.
- Gas fired central heating system.
- Large detached garage / ample car parking / Feature wall with pillars and double gates.
- Three good, bright comfortable bedrooms.
- Fitted kitchen.
- White bathroom suite with shower cubicle / separate W.c
- Upvc double glazed windows.
- Generous and mature, private, well stocked extensive gardens.





## GROUND FLOOR

### ENTRANCE HALL

Wood strip floor, storage understairs.

### LOUNGE

11'5 x 10'5  
Wooden effect strip floor.

### LIVING ROOM

15'1 x 10'6  
Feature fireplace with inset and hearth, wooden effect strip floor.

### FITTED KITCHEN

12'3 x 7'4  
Range of high and low level units, single drainer stainless steel sink unit, tiling, ceramic tiled floor, plumbed for washing machine.

### EXTENDED REAR PORCH

Velux window. Feature back door / garden access.

### EXTENDED SHOWER

**ROOM**  
Fully tiled shower enclosure, pedestal wash hand basin, low flush w.c, chrome effect sanitary ware, chrome heated towel rail.

### FIRST FLOOR

Landing with roofspace access.

### BEDROOM 1

14'2 x 10'8

### BEDROOM 2

12'10 x 10'8

### BEDROOM 3

11'5 x 7'4  
Built-in robes.

### WHITE BATHROOM SUITE

Panelled bath, fully tiled shower cubicle with electric shower unit, pedestal wash hand basin, ceramic tiled floor, chrome effect sanitary ware, separate w.c.

### ROOFSPACE

Accessed via slingsby type ladder, light.

### OUTSIDE

Extensive, private rear gardens laid in lawns, mature planting, hedges, apple trees, driveway to front and side, ample car parking to front and side.

### LARGE DETACHED GARAGE

19'8 x 9'6  
Up and over door, light and power.



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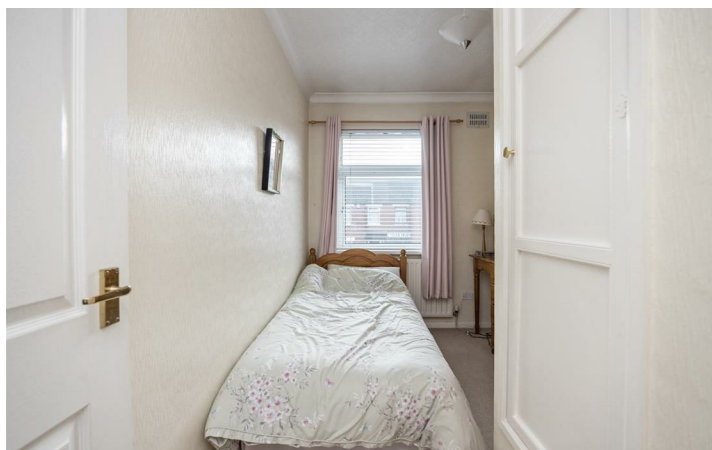








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Questions you may have.

**Which mortgage would suit me best?**  
**How much deposit will I need?**  
**What are my monthly repayments going to be?**

To answer these and other mortgage related questions contact Andersonstown on .

Your home may be repossessed if you do not keep up repayments on your mortgage.

**We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment. 18222452**

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

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