



Set just off the Upper Lisburn Road near to the Finaghy Crossroads the convenience of this property is second to none with a broad range of amenities available locally and direct bus services to both Belfast and Lisburn city centres.

The accommodation briefly comprises two separate reception rooms, modern fitted kitchen with integrated appliances and dining area, the first floor has a contemporary bathroom and three well-proportioned bedrooms. Externally there is ample driveway parking leading to a detached garage and delightful enclosed rear garden with patio and lawn.

The property has been well cared for and has been priced accordingly, early viewing is encouraged.

Offers Over
£299,950

48 Grangeville
Gardens,
Finaghy,
BELFAST,

Viewing by
appointment
through agent
028 9066 3030



- Bright semi detached home suitable to a range of buyers
- Popular established residential location, close to wide range of amenities
- Two separate reception rooms
- Modern fitted kitchen with range of integrated appliances
- Three well proportioned bedrooms on the first floor
- Contemporary family bathroom with white suite
- uPVC double glazed windows / gas fired central heating
- Driveway parking leading to detached garage
- Enclosed rear garden with patio area

The Property Comprises:

Ground Floor

uPVC front door with glazed panel and additional glazed side panels to . . .

ENTRANCE HALL: Spacious understairs storage, laminate wood effect floor.



LIVING ROOM: 16' 4" x 11' 6" (4.98m x 3.51m) Feature semi circular bay window, matching laminate wood effect floor, cornice ceiling.



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SITTING ROOM: 11' 7" x 11' 6" (3.53m x 3.51m) Fireplace with wooden surround, matching laminate wood effect floor.



KITCHEN: 18' 4" x 7' 4" (5.59m x 2.24m) Modern fitted kitchen with range of high and low level units, work surfaces, tiled splashback, four ring electric hob, double electric oven, 1.5 bowl stainless steel sink unit with drainer, space for fridge freezer, plumbed for washing machine, space for tumble dryer, gas combi boiler, laminate wood effect floor, door to rear garden.



First Floor

LANDING: Access to roofspace.

BEDROOM (1): 12' 11" x 11' 4" (3.94m x 3.45m) Laminate wood effect floor, picture rail.



BEDROOM (2): 11' 5" x 11' 4" (3.48m x 3.45m) Laminate wood effect floor, picture rail.



BEDROOM (3): 8' 5" x 7' 4" (2.57m x 2.24m) Laminate wood effect floor.



BATHROOM: White suite comprising panelled bath with shower over, shower screen, low flush wc, pedestal wash hand basin, tile effect laminate floor, low voltage spotlights.



Outside

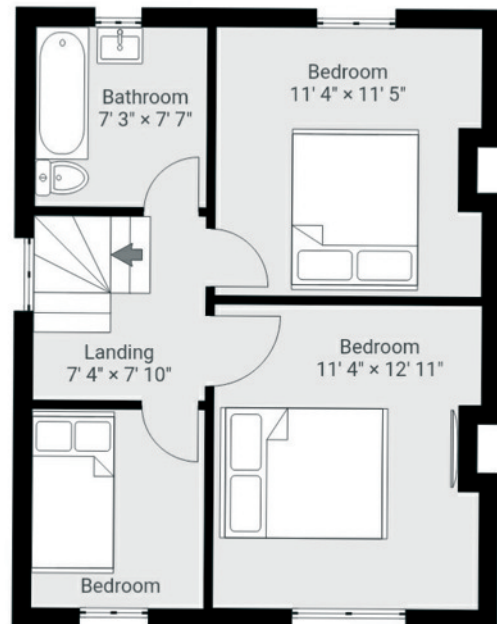
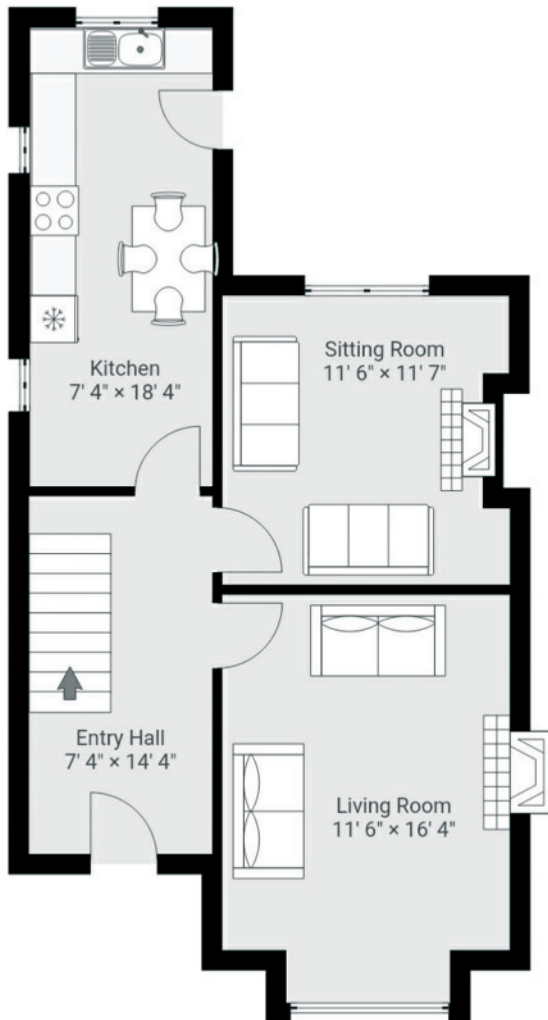
Ample driveway parking leading to. . .

DETACHED GARAGE:

Delightful enclosed rear garden with patio and lawn.



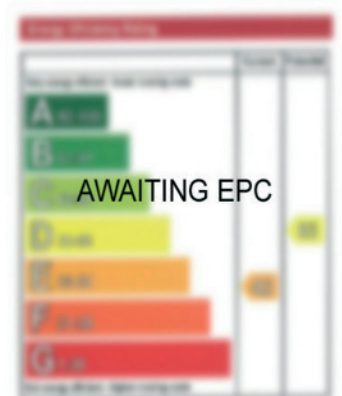




Location:

Leaving Belfast city centre on the Lisburn Road continue past the Kings Hall and turn right into Donegall Park (second after Creightons Garage) and then left into Grangeville Gardens, property is shortly on your right.

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



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