



This semi-detached villa is in a prime residential location having excellent access to Belfast City Centre via the Upper Lisburn Road.

The accommodation comprises on the ground floor a spacious reception hall, living room with fireplace, separate dining room and fully fitted kitchen. Upstairs are three well-proportioned bedrooms and bathroom with separate wc. Additionally the property benefits from gas fired central heating and hardwood double glazed windows.

Externally there is a detached garage and a superb private rear garden laid in lawns.

Offers Over
£235,000

4 Porter Park,
Finaghy,
BELFAST,
BT10 0BU

Viewing by
appointment
through agent
028 9066 3030

- Semi-detached property in much sought after residential location
- Property in need of modernisation
- Good sized living room with fireplace and separate dining room
- Kitchen with range of fully fitted units
- Three well-proportioned bedrooms
- Bathroom with separate wc
- Gas fired central heating/Hardwood double glazed window frames
- Side driveway parking leading to detached garage
- Delightful rear garden
- Superb location, extremely convenient to local amenities and easy access to transport facilities

The Property Comprises:

Ground Floor

Composite front door with glazed inset to:

RECEPTION HALL: Cornice ceiling. Built-in storage under stairs with Worcester gas boiler.

Glazed inner door through to:

LIVING ROOM: 14' 5" x 13' 7" (4.39m x 4.14m) (into bay window). Tiled fireplace and hearth, electric fire. Cornice ceiling. Glazed inner door to:

FAMILY ROOM: 9' 5" x 7' 9" (2.87m x 2.36m) Laminate wooden floor, cornice ceiling, outlook to rear garden.

KITCHEN WITH BREAKFAST AREA : 10' 2" x 9' 5" (3.1m x 2.87m) Range of high and low level units, laminate work surfaces, plumbed for washing machine, stainless steel single drainer sink unit, mixer taps, casual dining area, part tiled walls, built-in larder cupboard. Access to:

REAR PORCH: Glazed access door to rear garden.



First Floor

LANDING: Hotpress with copper cylinder, Willis type immersion heater, built-in shelving above.

BEDROOM (1): 13' 2" x 12' 0" (4.01m x 3.66m)

Built-in cupboard, cornice ceiling.

BEDROOM (2): 10' 1" x 9' 5" (3.07m x 2.87m)

Outlook to rear garden, built-in cupboard, cornice ceiling.

BEDROOM (3): 12' 10" x 8' 3" (3.91m x 2.51m)

Built-in cupboard, cornice ceiling.

BATHROOM: White suite comprising panelled bath with Triton electric shower, pedestal wash hand basin, part tiled walls.

SEPARATE WC: White suite comprising low flush WC.

Outside

Driveway with off-street parking leading to single garage. Enclosed rear garden with raised lawn, water tap, garden shed, southerly aspect.

GARAGE: (Measurements to be confirmed).

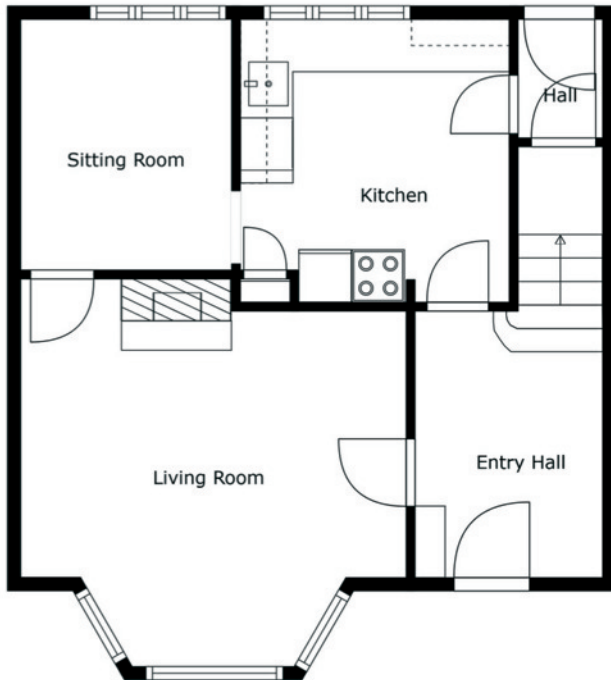


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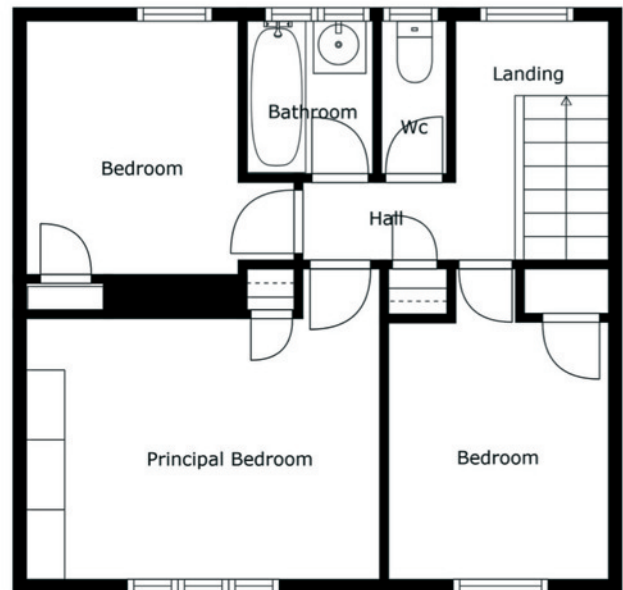
www.templetonrobinson.com

Location:

Go through Finaghy crossroads, turn left into Orpen Park and second right into Porter Park.



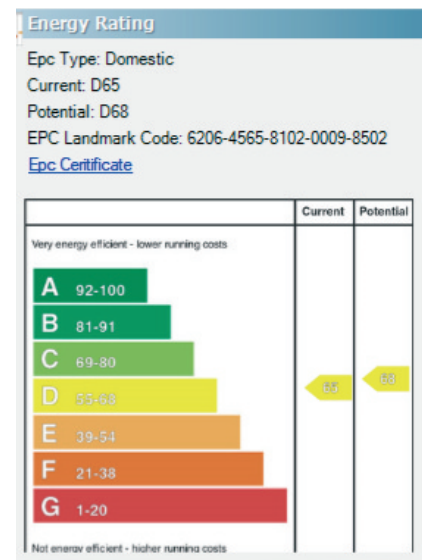
Floor 1



Floor 2

Sizes And Dimensions Are Approximate. Actual May Vary.

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 Ballyhackamore - 028 90 65 0000
 Lisburn - 028 92 66 1700
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