



32 The Vines, Belfast, BT10 0GP

Price Guide £220,000

Situated in the popular Erinvale development, off Finaghy Road South, this well presented semi - detached home will no doubt prove popular with a range of potential buyers. The bright and spacious accommodation comprises three well proportioned bedrooms, two reception rooms, beautiful kitchen and bathroom suite. The property also benefits from oil fired central heating and PVC double glazed windows. Externally the property boasts a private enclosed rear garden in lawn with patio area, front garden, garage and driveway providing off street parking. Located in this highly sought after area we recommend immediate internal viewing.

- Beautifully Presented Semi - Detached Home Located In A Popular Residential Development
- Two Reception Rooms
- Luxury Bathroom Suite
- Enclosed Rear Garden With Decked & Paved Patio Areas
- Close To Leading Schools, Shops & Excellent Transport Links
- Three Good Sized Bedrooms
- Modern Kitchen
- Oil Fired Central Heating / PVC Double Glazing
- Driveway To Front, Garage
- An Ideal Home For The First Time Buyer Or Young Family

Energy Efficiency Rating		Current	Potential
(92-100) A	Very energy efficient - lower running costs		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G	Not energy efficient - higher running costs		

67 → 72

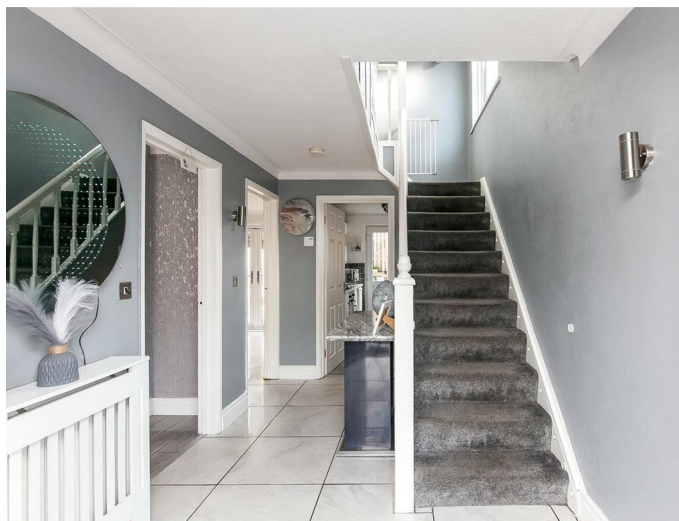
Northern Ireland EU Directive 2002/91/EC

**THE ACCOMMODATION COMPRISES
ON THE GROUND FLOOR**

ENTRANCE

Composite front door.

RECEPTION HALL



Tiled floor.

LIVING ROOM 12'5" x 10'9" (3.8 x 3.3)



Bay window.

DINING ROOM 12'5" x 10'9" (3.8 x 3.3)



Tiled floor, PVC double doors to rear garden.

KITCHEN 10'5" x 6'10" (3.2 x 2.1)



Range of high and low level units, 1.5 single drainer stainless steel sink unit with mixer tap, integrated oven, hob & extractor fan, integrated dishwasher, plumbed for washing machine, part tiled walls, tiled floor.

ON THE FIRST FLOOR

BEDROOM ONE 10'9" x 10'9" (3.3 x 3.3)



BEDROOM TWO 12'5" x 10'9" (3.8 x 3.3)



BEDROOM THREE 8'10" x 6'10" (2.7 x 2.1)



BATHROOM



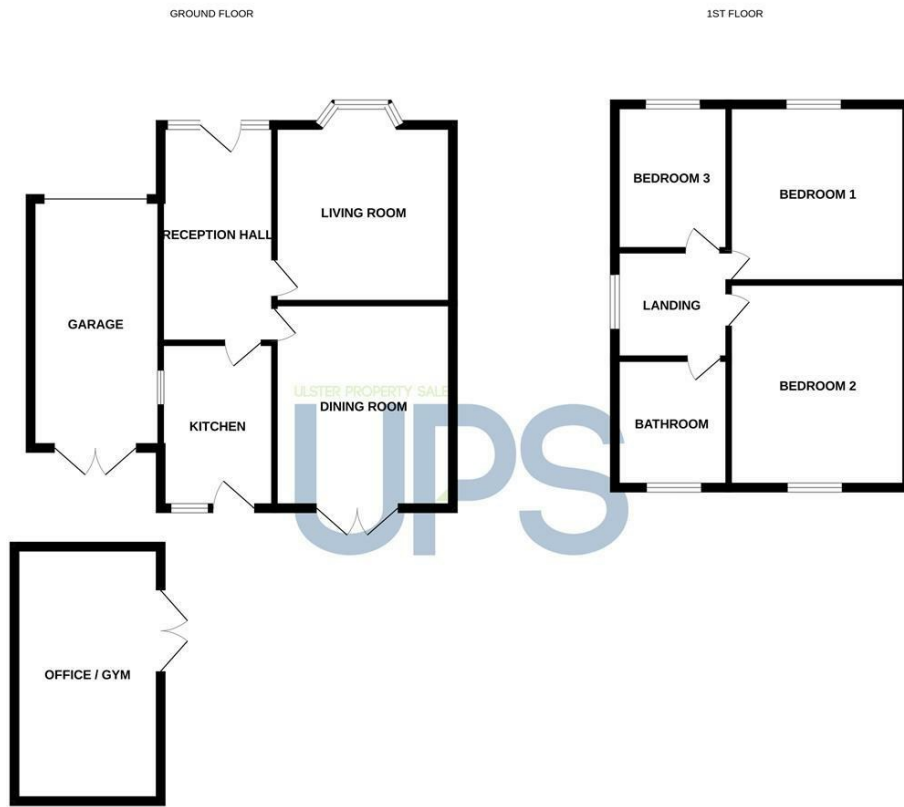
Luxury suite comprising tiled bath with electric shower over, low flush W.C, wash hand basin with storage below, chrome wall mounted radiator, fully tiled walls, tiled floor, recessed spotlighting.

OUTSIDE



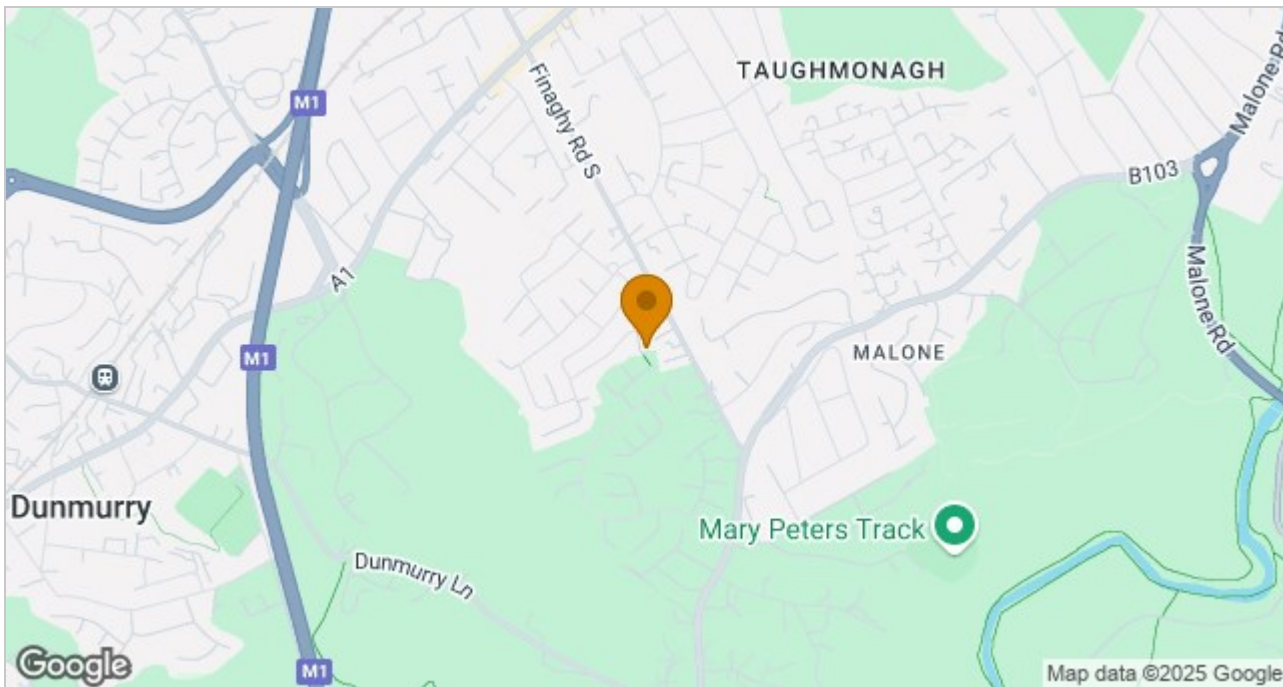
Well maintained enclosed rear garden with decked and paved patio areas. Driveway to front providing off street parking. Attached garage.

Floor Plan



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. Made with Metropix ©2025

Area Map



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