ULSTER PROPERTY SALES

UPS

ANDERSONSTOWN BRANCH

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NETWORK STRENGTH – LOCAL KNOWLEDGE

24 ARDMORE AVENUE,
FINAGHY ROAD NORTH,

£242,500

An unique red brick extended family home that enjoys a landscaped bright South facing position within this established prime residential location off Finaghy Road North. Three good bright comfortable bedrooms. Two separate reception rooms. Extended luxury fitted kitchen. Contemporary finished luxury white shower suite with feature shower enclosure. Upvc double glazed windows / front and rear doors also Upvc double glazed. Gas fired central heating system / wiring and plumbing up-graded. Developed floored and sheeted roof space / storage. Downstairs cloakroom / W.C. Feature floor coverings and internal doors. Large detached garage. Fantastic doorstep convenience within easy walking distance of Schools and shops, Bus and Rail connections / Leisure / Gym facilities all nearby. Good fresh youthful presentation throughout. Well worth viewing.

- A charming red brick extended semi detached family home that enjoys a south facing landscaped position.

- Developed floored and sheeted roofspace / Storage.

- Extended Luxury fitted Kitchen.

- Downstairs Wc / Cloakroom.

- Large detached garage.

- Three bright comfortable bedrooms.

- Lounge with feature archway to dining room with feature double patio doors.

- Contemporary finished luxury fitted shower suite.

- Upvc double glazed windows / front and rear doors / Gas fired central heating system.

- Chain free

GROUND FLOOR
Feature composite entrance door;

ENTRANCE HALL
Feature flooring, Storage under stairs;

DOWNSTAIRS CLOAKROOM / W.C
Low flush w.c, wash hand basin, chrome effect sanitary ware, downlighting, feature flooring.

LOUNGE
11'4 11'3
Feature fire place, granite hearth, feature flooring, archway to:

DINING ROOM
12'2 10'7
Feature flooring, Upvc double glazed double doors; Archway open to:

EXTENDED LUXURY FITTED KITCHEN
19'9 8'2
Range of high and low level units, formica work surfaces, 4 ring hob, built-in double oven and microwave, integrated dishwasher, fridge / freezer, plumbed for washing machine, downlights, feature flooring, Upvc double glazed back door.

FIRST FLOOR

BEDROOM 1
13'1 11'4
Feature built-in robes

BEDROOM 2
11'8 10'7

BEDROOM 3
6'3 5'9

DEVELOPED ROOFSPACE / STORAGE
14'6 9'2
Floored and sheeted. Storage into eaves, light and power, Velux window, downlights;

LUXURY FINISHED SHOWE SUITE.
Contemporary finished shower suite, wash hand basin, low flush wc, feature Shower enclosure and detailed sanitary ware, feature tiling and flooring.

OUTSIDE
Driveway with car parking to front, paved front, side and rear with feature paviours / gate and boundary fencing. Feature outhouse / storage / Gas boiler.

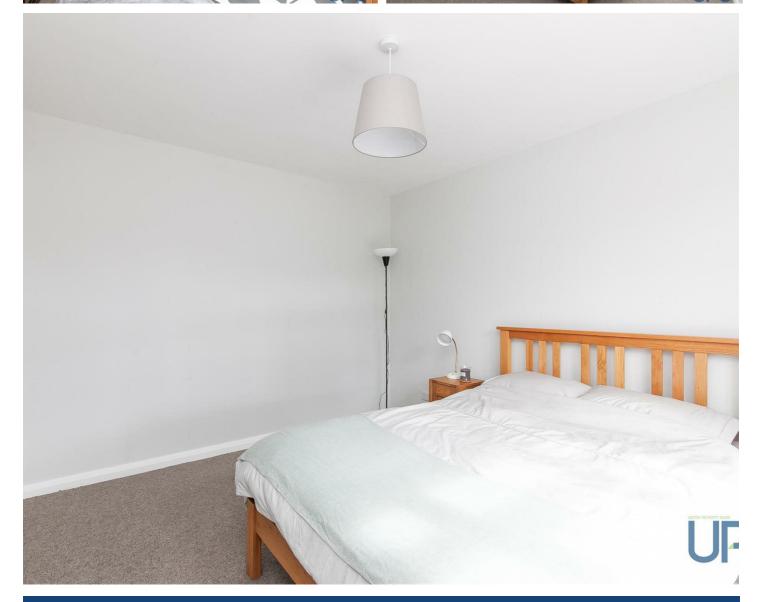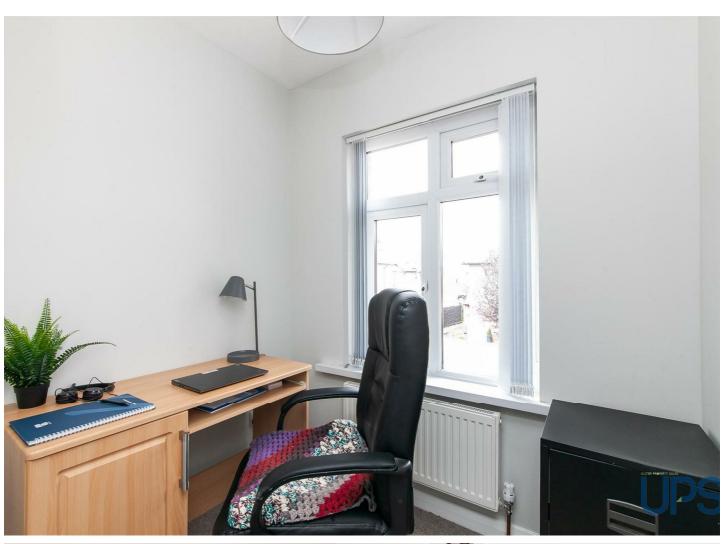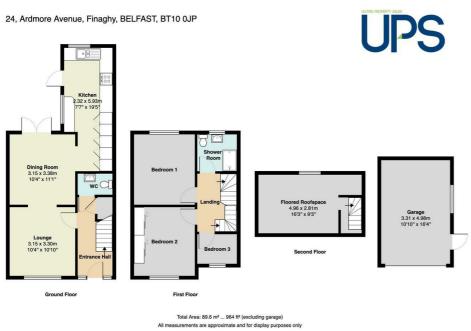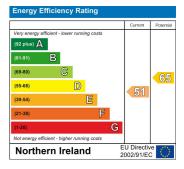Large Detached Garage with up and over door, light and power.

24, Ardmore Avenue, Finaghy, BELFAST, BT10 0JP

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Kitchen
2.32 x 5.93m
7'7" x 19'5"

Dining Room
3.15 x 3.38m
10'4" x 11'1"

WC

Lounge
3.15 x 3.30m
10'4" x 10'10"

Entrance Hall

Ground Floor

Bedroom 1

Shower Room

Landing

Bedroom 2

Bedroom 3

First Floor

Floored Roofspace
4.96 x 2.81m
16'3" x 9'3"

Second Floor

Garage
3.31 x 4.98m
10'10" x 16'4"

Total Area: 89.6 m² ... 964 ft² (excluding garage)
All measurements are approximate and for display purposes only

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		65
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Northern Ireland EU Directive 2002/91/EC

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 our mortgage advisor on 028 9060 5200.
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.
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.

ULSTERPROPERTYSALES.CO.UK

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The Property Ombudsman SALES

OFT Approved code