



11 Donegall Park, Upper Lisburn Rd,  
Belfast, BT10 0HH

Asking Price £154,950

**Dougan**  
RESIDENTIAL & COMMERCIAL

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## KEY FEATURES

- Very Well Presented Semi Detached House
- Excellent Decor Throughout, Exuding Charm And Character
- Finaghy Village Within Easy Walking Distance
- Belfast And Lisburn Easily Accessible By Bus, Car Or Rail
- Bay Fronted Living Room
- Dining Room With Doors To Garden
- Beautiful, Modern Hand Crafted Kitchen
- Two Double Bedrooms
- First Floor Bathroom With Cast Iron Bath
- Private, Secluded Rear Garden With Brick Paviour Finish
- Oil Fired Central Heating
- Double Glazed Throughout
- Excellent Home Owner Purchase

## SUMMARY

An extremely well presented semi-detached house located just off the Upper Lisburn Road in South Belfast. Finaghy Village is within easy walking distance and the Lisburn Road is close at hand. Belfast City Centre and Lisburn are within commuting distance by bus, car or rail.

The property, while maintaining many original features, has been updated to an excellent standard. On the ground floor it comprises of a large bay fronted living room, dining room with sliding doors to the garden and a bespoke kitchen with display shelving and cabinets.

On the first floor there are two bedrooms and a well appointed bathroom with original cast iron bath.

To the front of the house is a small, enclosed garden with mature hedges. To the rear there is a private, secluded and easily maintained garden, laid out in brick paviour. In addition the property benefits from a brick boiler house, timber shed and fencing.

The property also features oil fired central heating and double glazing throughout.

Early viewing is advised to appreciate this fine home.



## ACCOMMODATION:

### Ground Floor

**ENTRANCE PORCH:** Double glazed front door, enclosed storage space

**ENTRANCE HALL:** Glass door, under stair recess, laminate floor, cornicing

**LIVING ROOM:** 16' 1" x 12' 2" (4.9m x 3.71m) Bay window, wooden floor, picture rail

**DINING ROOM:** 9' 7" x 9' 1" (2.92m x 2.77m) Laminate wooden floor, sliding doors to rear garden, picture rail

**KITCHEN:** 20' 7" x 6' 2" (6.27m x 1.88m)

Extensive range of high and low level units with feature under lighting and display shelving. Franke stainless steel sink unit with mixer tap, integrated Neff double oven, Neff ceran touch screen hob and Neff extractor fan. Integrated freezer, with space for fridge/freezer, plumbed for dishwasher and washing machine. Tiled splash back and Chinese slate floor.

### First Floor

**LANDING:** Storage, cornicing

**BEDROOM (1):** 14' 1" x 9' 4" (4.29m x 2.84m) Built in robes with storage above, picture rail

**BEDROOM (2):** 9' 6" x 9' 3" (2.9m x 2.82m) Picture rail

**BATHROOM:** Original cast iron bath with Triton electric shower over, w.c, pedestal wash hand basin, wooden floor

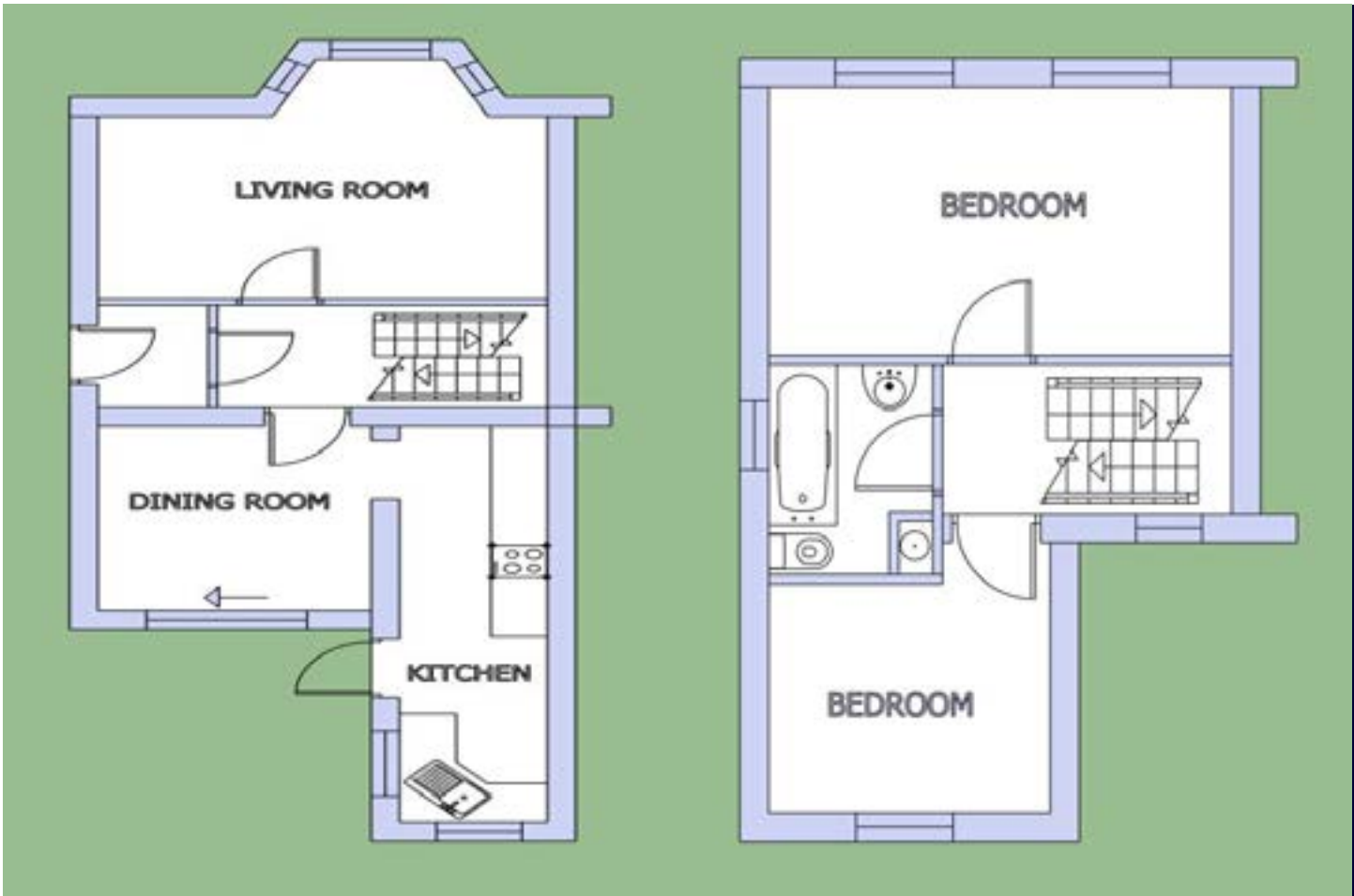
### Outside

Enclosed front garden with mature hedges

Rear garden with brick paviour finish, timber fencing, brick built boiler house and timber garden shed







Travelling along the Upper Lisburn Road from the Balmoral Road, Donegall Park is the second street on the right after Creightons Filling Station

EPC - 0266 - 2991 - 0734 - 9625 -7 251

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