



47 Orpen Road  
Finaghy  
Belfast  
BT10 0BQ

Asking Price £199,950

**Dougan**  
RESIDENTIAL & COMMERCIAL

Telephone 028 9030 8855  
[www.douganproperty.com](http://www.douganproperty.com)

## KEY FEATURES

- Well Presented Semi-Detached Family Home
- Excellent Location Within Walking Distance Of Finaghy Village
- Main Arterial Routes And Transport Links Linking Belfast And Lisburn Easily Accessible
- Many Leading Schools Close At Hand
- Front Living Room & Rear Dining Room
- Fully Fitted Kitchen
- Three Generous Bedrooms (Master With Bay Window And Double Mirrored Robes)
- First Floor Bathroom With Separate W.C
- Driveway Parking For Several Cars
- Front Garden In Lawn
- Rear Garden With Lawn And Patio
- Detached Garage
- Oil Fired Central Heating
- Excellent Potential Throughout
- Early Viewing Advised



## SUMMARY

Well presented bay fronted semi-detached family home located within a quiet-cul-sac just a short walk from Finaghy Village. The property benefits from an excellent location with many leading schools such as St Annes Primary, Rathmore Grammar and Hunter House close at hand. Belfast City Centre, Lisburn and neighbouring towns are easily accessible by bus, car and train.

Whilst requiring some updating the property offers excellent living accommodation. A living room, dining room and kitchen are on the ground floor. The first floor comprises of three generous bedrooms, a well appointed bathroom in white suite and separate w.c. A floored roofspace complete with light, power, heating and window is accessed from the landing.

Externally the property benefits from a driveway offering parking for several cars, a detached garage, a front garden in lawn and a private and secluded rear garden with patio.

Early viewing is advised to appreciate the potential this fine home has to offer.



## ACCOMMODATION:

### Ground Floor

#### ENTRANCE HALL:

Wooden front door with stained window, cloakroom, laminate wooden floor, cornicing

#### LIVING ROOM: 13' 9" x 11' 5" (4.19m x 3.48m)

Bay window, laminate wooden floor, cornicing

#### DINING ROOM: 12' 6" x 11' 6" (3.81m x 3.51m)

Laminate wooden floor, cornicing

#### KITCHEN: 10' 5" x 8' 0" (3.18m x 2.44m)

Excellent range of high and low level units, formica work surfaces, stainless steel sink unit, larder, space for oven and hob, integrated fridge, plumbed for washing machine, partly tiled walls, tongue and groove ceiling, spot lighting

### First Floor

#### LANDING:

Fixed ladder leading to floored roofspace

#### BEDROOM (1): 14' 1" x 9' 8" (4.29m x 2.95m)

#### BEDROOM (2): 12' 6" x 11' 5" (3.81m x 3.48m)

#### BEDROOM (3): 8' 2" x 8' 1" (2.49m x 2.46m)

Laminate wooden floor

#### BATHROOM:

Panel bath with power shower over, wash hand basin with vanity unit, hotpress, partly tiled walls

#### SEPARATE W.C: Low flush w.c, partly tiled walls

### Second Floor

#### ROOFSPACE: 18' 6" x 10' 6" (5.64m x 3.2m)

Floored with window, light, power, heating and storage into the eaves

### Outside

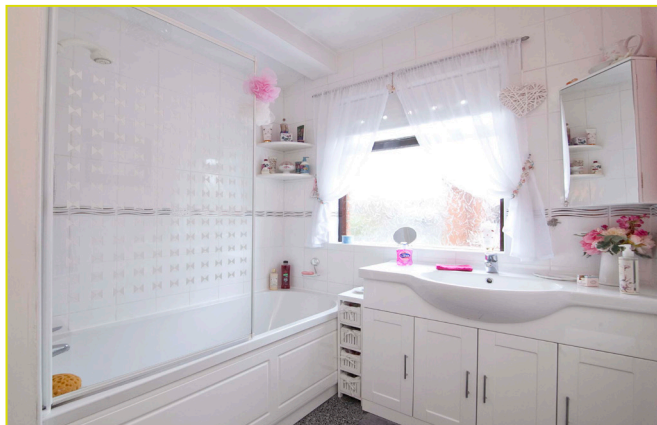
#### DETACHED GARAGE: 17' 6" x 9' 5" (5.33m x 2.87m)

Front garden in lawn with shrubs, mature hedge and border

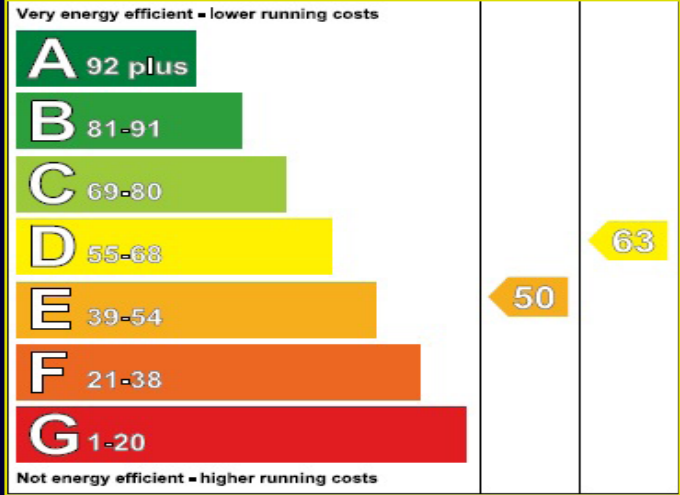
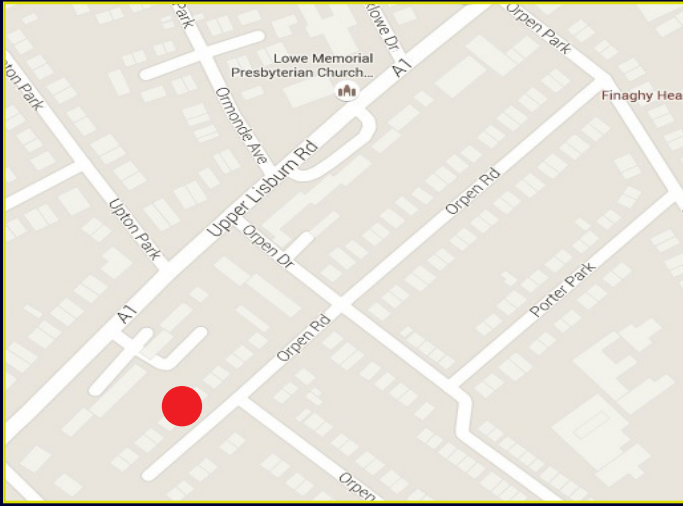
Rear garden with lawn, patio, timber fence, boiler house, mature trees and shrubs



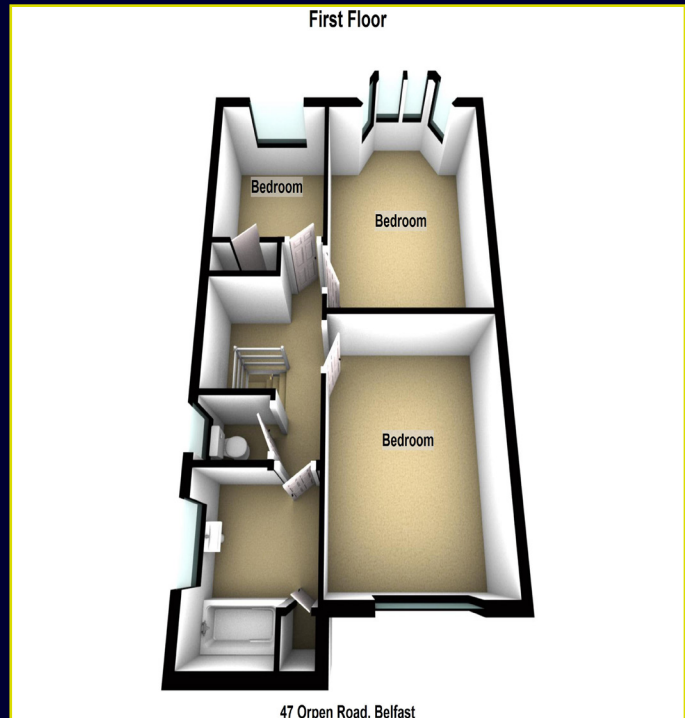
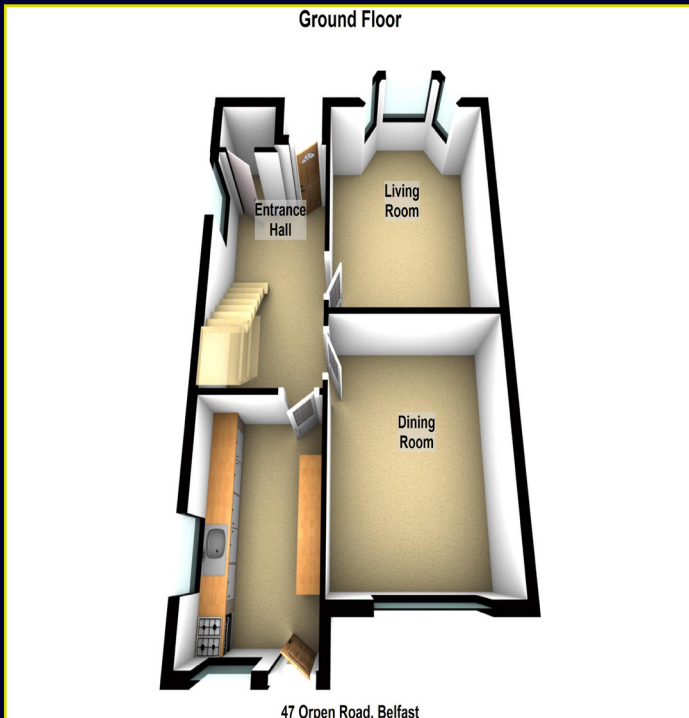








Travelling along the Upper Lisburn Road from Belfast go through the Finaghy crossroads and turn left on to Orpen Drive. Orpen Road is the first street on the right hand side



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Unit 6 Orpen Shopping Centre Upper Lisburn Road Belfast BT10 0BG  
Telephone 028 9030 8855 Fax 028 9061 2252  
Email [info@douganproperty.com](mailto:info@douganproperty.com)  
Web [www.douganproperty.com](http://www.douganproperty.com)

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