



15 Orpen Avenue
Belfast
BT10 0BS

Asking Price £224,950

Dougan
RESIDENTIAL & COMMERCIAL

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KEY FEATURES

- Very Well Presented Semi-Detached Family Home
- Excellent Location With Finaghy Village Within Walking Distance
- Main Arterial Routes, Belfast & Lisburn Are Easily Accessible
- Leading Schools Such As St Annes Primary, Rathmore Grammar And Hunter House Are Close At Hand
- Bright And Spacious Bay Fronted Dining Room
- Rear Living Room
- Fully Fitted Kitchen
- Four Bedrooms Over First And Second Floors
- Well Appointed Bathroom And Separate W.C
- Driveway With Parking For Several Cars Leading To A Detached Garage
- Large South Facing Rear Garden With Patio
- Oil Fired Central Heating And Double Glazing
- Superb Potential For Extension (Subject To The Necessary Statutory Consents)
- Early Viewing Strictly By Appointment Is Recommended



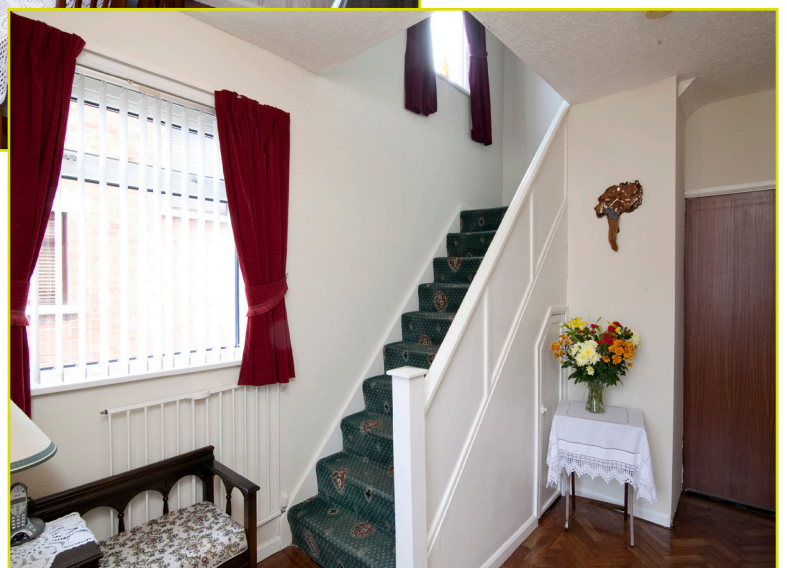
SUMMARY

Extremely well presented, bay fronted semi-detached family home located in a quiet cul-de-sac avenue 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.

The property offers excellent living accommodation throughout. A bright and spacious bay fronted living room, dining room and kitchen are on the ground floor. The first floor comprises of three generous bedrooms, a well appointed bathroom with separate w.c. A fourth bedroom with storage into the eaves, velux window and w.c are located on the second floor.

Externally the property benefits from driveway parking for several cars, a detached garage, front garden and a large, private and secluded South facing rear garden with brick paviour patio which backs on to Hunter House School.

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



ACCOMMODATION:

Ground Floor

ENTRANCE HALL:

Pvc front door, cloakroom, Parquet solid wooden flooring, under stair storage

DINING ROOM: 13' 9" x 11' 7" (4.19m x 3.53m)

Bay window, feature fireplace, Parquet solid wooden flooring

LIVING ROOM: 12' 5" x 11' 7" (3.78m x 3.53m)

Parquet solid wooden flooring

KITCHEN WITH BREAKFAST AREA

: 10' 4" x 7' 9" (3.15m x 2.36m)

Excellent range of high and low level units with glass display cabinet, formica work surfaces, stainless steel sink unit, space for oven and hob, space for fridge, plumbed for washing machine, tiled floor, fully tiled walls

First Floor

LANDING:

BEDROOM (1): 14' 1" x 10' 1" (4.29m x 3.07m)

Bay window, built in double mirror robes

BEDROOM (2): 12' 4" x 11' 7" (3.76m x 3.53m)

Laminate wooden floor, storage recess

BEDROOM (3): 8' 2" x 8' 0" (2.49m x 2.44m)

Laminate wooden floor

BATHROOM:

Panel bath with electric shower over, pedestal wash hand basin, ceramic tiled floor, fully tiled walls, hot-press

W.C:

Low flush w.c, fully tiled walls, tiled floor

Second Floor

LANDING:

Storage

BEDROOM (4): 10' 9" x 10' 5" (3.28m x 3.18m)

Laminate wooden floor, velux window, storage into eaves

W.C:

Low flush w.c, wash hand basin, storage

Outside

DETACHED GARAGE: 19' 2" x 10' 0" (5.84m x 3.05m)

Light and power

Front garden with mature hedging

Driveway parking for several cars

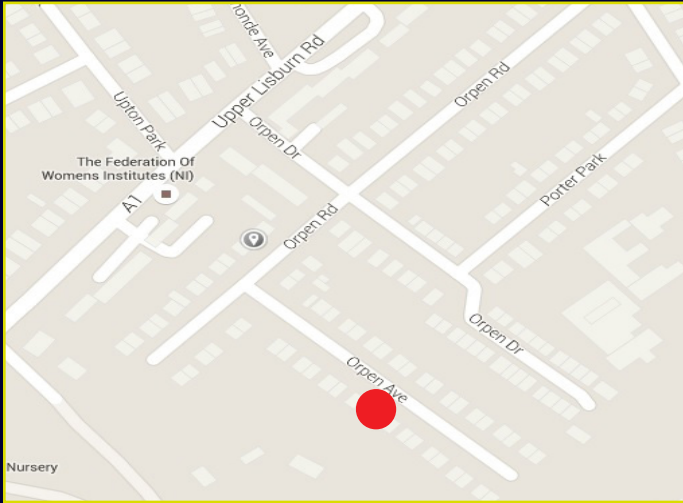
Private, South facing rear garden laid in lawn with brick paviour patio, mature hedges, timber fence, boiler house



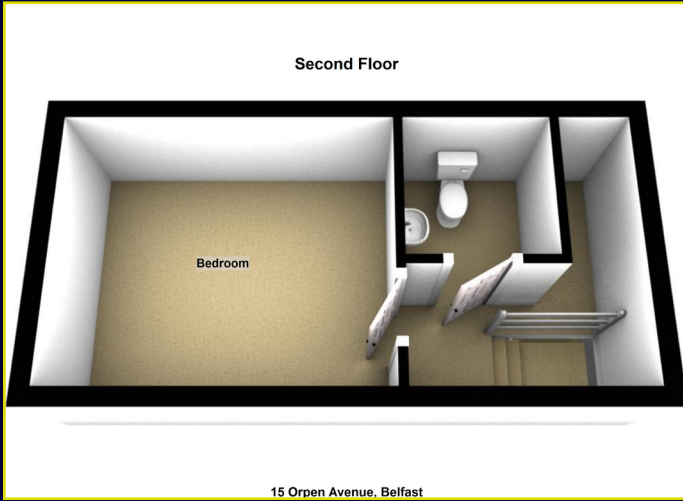
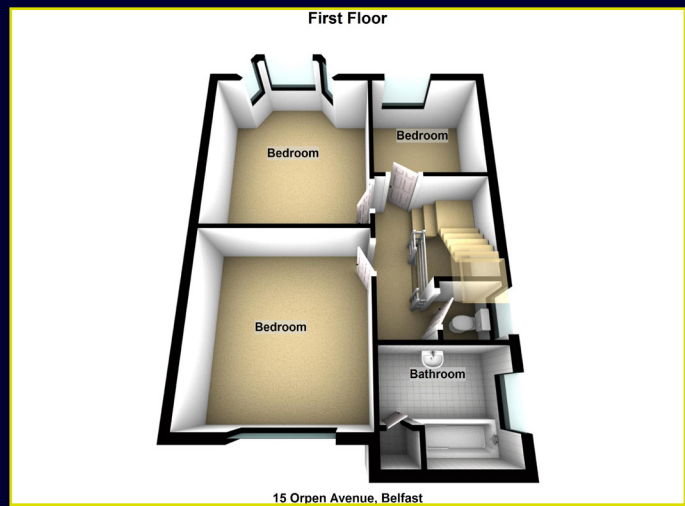
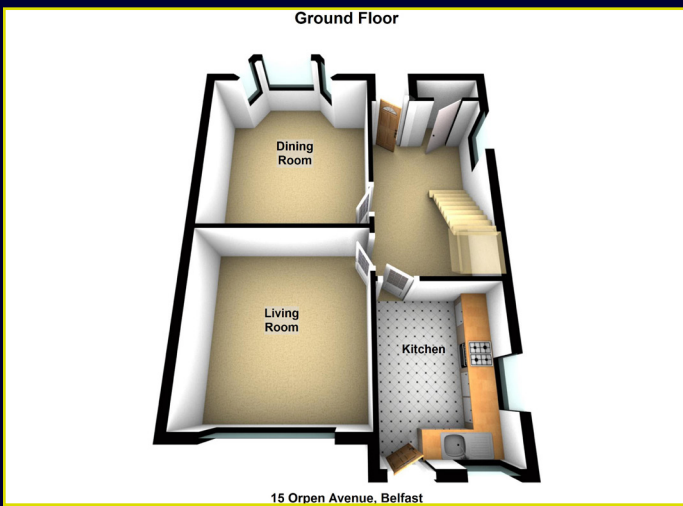








	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81-91		
C 69-80		
D 55-68		67
E 39-54	39	
F 21-38		
G 1-20		
Not energy efficient - higher running costs		



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