



7 The Close,
Erinvale, Belfast
BT10 0GG



Asking Price £134,950

Dougan
RESIDENTIAL & COMMERCIAL

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KEY FEATURES

- Well Presented Semi-Detached Villa With Quiet Cul-De-Sac Location
- Many Local Amenities Of Finaghy Village Close At Hand
- Belfast City Centre Easily Accessible By Bus Or Car
- Bright and Spacious Living Room
- Kitchen With Excellent Dining Area And Doors To Rear Garden
- Three Generous Bedrooms
- Well Appointed First Floor Family Bathroom
- Large Rear Garden In Lawn With Raised Decked Area
- Driveway Parking
- Detached Garage
- Oil Fired Central Heating
- Double Glazing
- Early Viewing Advised



SUMMARY

Very well presented semi-detached family home positioned in a quiet cul-de-sac in Erinvale just off Finaghy Road South. The property benefits from an excellent location with Finaghy Village close at hand. Belfast City Centre is easily accessible by bus or car.

Internally the property is deceptively spacious and comprises of a bright and spacious front living room and kitchen with excellent dining area and doors to the rear garden on the ground floor. To the first floor are three generous bedrooms and a well appointed family bathroom.

The property further benefits from a large, private rear garden laid in lawn with a raised decked area, driveway leading to a detached garage, oil fired central heating and double glazing.

Early viewing is advised to appreciate this fine home.



ACCOMMODATION:

Ground Floor

ENTRANCE HALL:

Pvc front door, ceramic tiled floor

LIVING ROOM: 14' 5" x 12' 1" (4.39m x 3.68m)

Feature fireplace, ceramic tiled floor, corning

KITCHEN WITH DINING AREA :

Excellent range of high and low level units with glass display cabinets, formica work surfaces, stainless steel sink unit, ceramic tiled floor, partly tiled walls, space for fridge freezer, plumbed for dishwasher, double doors to rear garden

First Floor

LANDING: Roofspace access, hotpress

BATHROOM:

Pedestal wash hand basin, panel bath with electric shower over, low flush w/c, fully tiled walls

BEDROOM (1): 12' 0" x 11' 0" (3.66m x 3.35m)

Laminate wooden floor

BEDROOM (2): 11' 8" x 11' 0" (3.56m x 3.35m)

BEDROOM (3): 9' 1" x 7' 2" (2.77m x 2.18m)

Laminate wooden floor

Outside

DETACHED GARAGE: 16' 1" x 8' 1" (4.9m x 2.46m)

Driveway parking

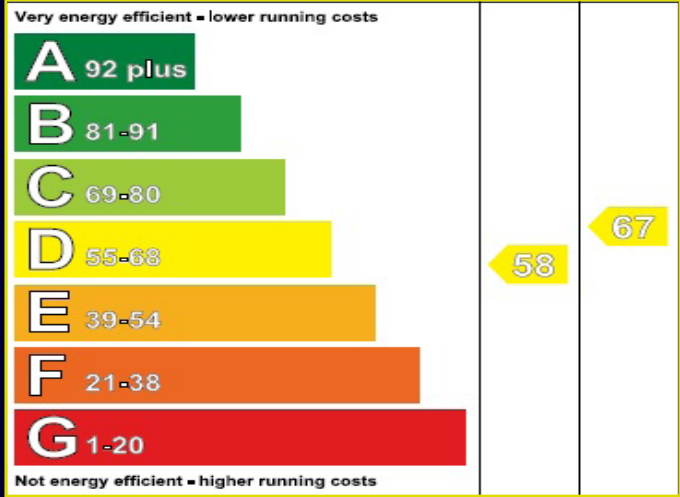
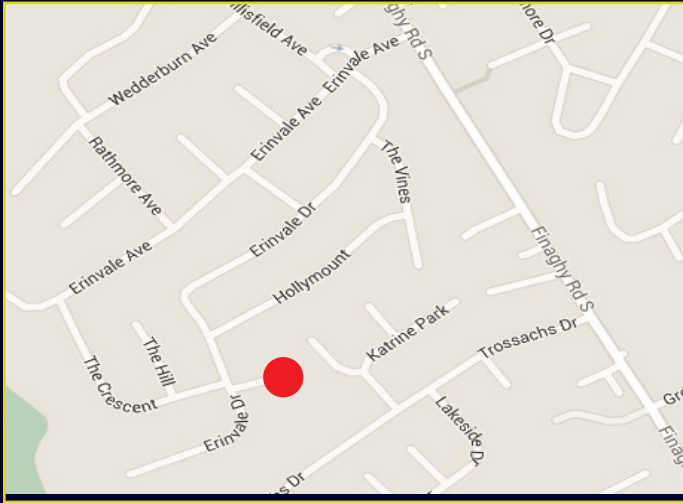
Front garden with shrubs. Rear garden in lawn with raised decking, mature hedges, timber fence



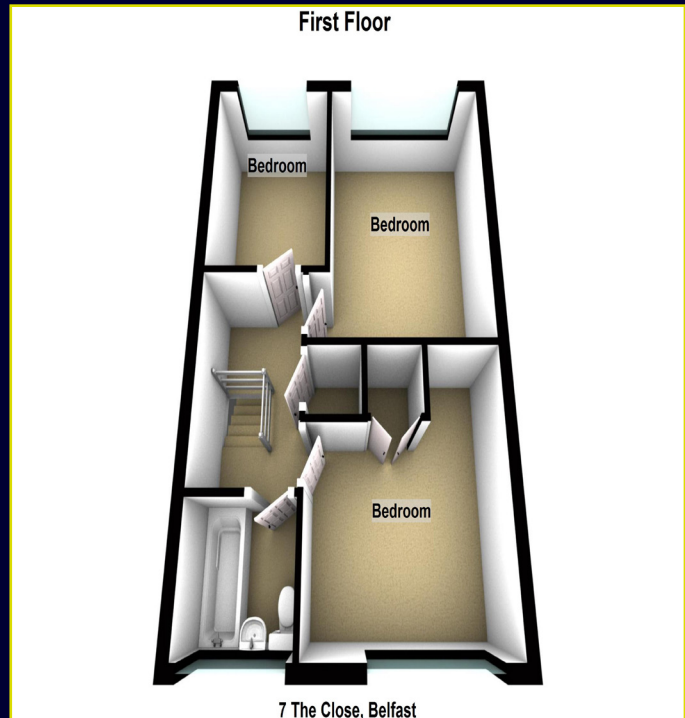
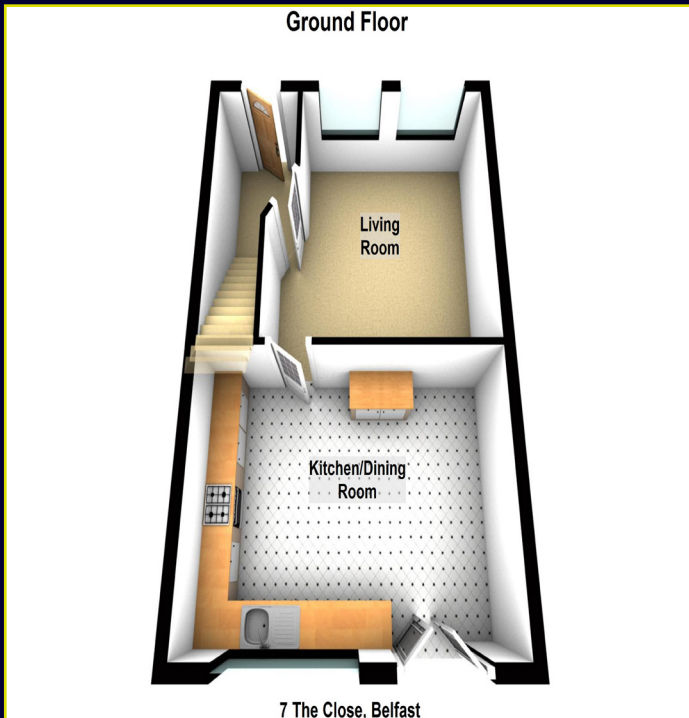








The Close is located within Erinvale, just off Finaghy Road South



the mark of
property
professionalism
worldwide



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