



27 Orpen Avenue
Belfast
BT10 0BS



Asking Price £215,000

Dougan
RESIDENTIAL & COMMERCIAL

Telephone 028 9030 8855
www.douganproperty.com

KEY FEATURES

- Bay Fronted Semi-Detached Family Home Offering Excellent Potential
- 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
- Bay Fronted Living Room
- Rear Dining Room With Feature Fireplace
- Fitted Kitchen Leading To Small Conservatory
- Three Generous First Floor Bedrooms
- First Floor Bathroom With Separate W.C
- Driveway Parking For Several Cars Leading To A Detached Garage & Front Garden Laid In Lawn
- Large Private And Secluded South Facing Rear Garden Backing On To Hunter House School
- Superb Potential For Extension (Subject To The Necessary Statutory Consents)
- Oil Fired Central Heating
- Early viewing Advised



SUMMARY

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 leading to a small conservatory are on the ground floor. The first floor comprises of three generous bedrooms, bathroom with separate w.c.

Externally the property benefits from driveway parking leading to a detached garage, front garden and a large, private and secluded, well maintained south facing rear garden with patio which backs on to Hunter House School. Whilst the property requires some general updating, early viewing is advised to appreciate the potential this fine home has to offer.



ACCOMMODATION:

Ground Floor

ENTRANCE PORCH:

Glazed front door

ENTRANCE HALL:

Storage, under stair storage

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

Cornicing, bay window

DINING ROOM: 12' 9" x 11' 5" (3.89m x 3.48m)

Cornicing, feature fireplace

KITCHEN: 13' 1" x 7' 9" (3.99m x 2.36m)

Range of high and low level units, formica work surfaces, stainless steel sink unit, space for oven and hob, plumbed for washing machine, partly tiled walls

CONSERVATORY: 8' 4" x 5' 3" (2.54m x 1.6m)

Tiled floor

First Floor

LANDING:

Roof space access

W.C:

Low flush w.c, partly tiled walls

BATHROOM:

Panel bath, pedestal wash hand basin, fully tiled walls, hot-press

BEDROOM (1): 14' 1" x 11' 6" (4.29m x 3.51m)

Bay window, cornicing

BEDROOM (2): 12' 4" x 11' 6" (3.76m x 3.51m)

BEDROOM (3): 8' 3" x 7' 10" (2.51m x 2.39m) Storage

Outside

DETACHED GARAGE: 17' 7" x 10' 2" (5.36m x 3.1m)

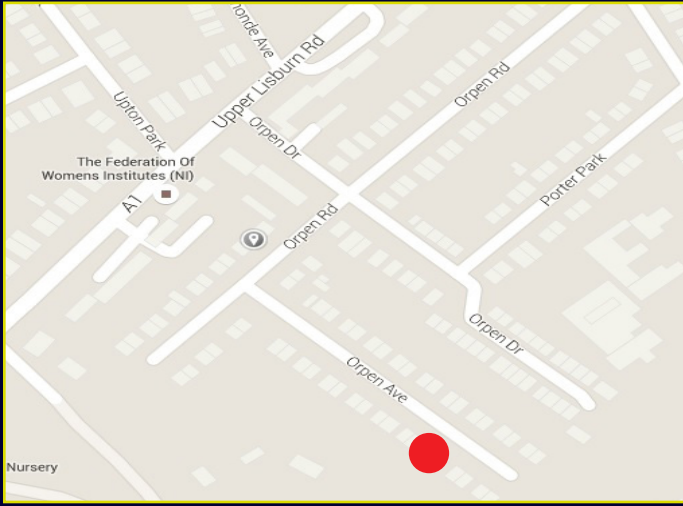
Driveway to front and side. Front garden laid in lawn with mature shrubs. Large south facing rear garden with mature hedges and shrubs, additional patio and covered area, boiler house.











Very energy efficient - lower running costs

A 92 plus

B 81-91

C 69-80

D 55-68

E 39-54

F 21-38

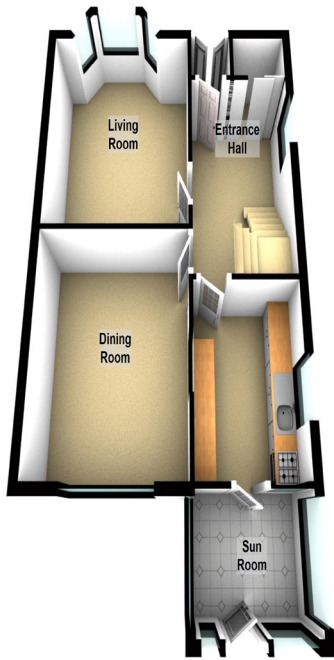
G 1-20

Not energy efficient - higher running costs

67

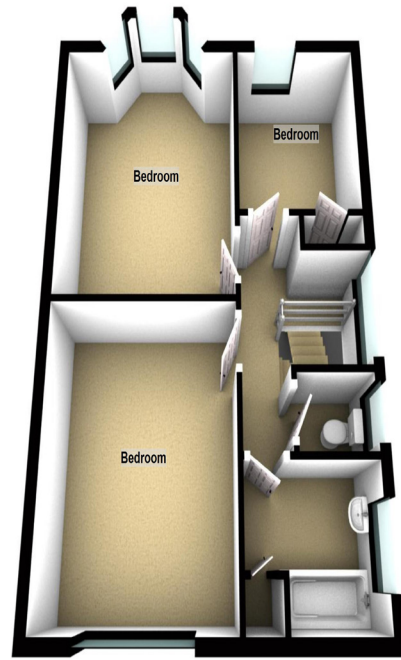
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Ground Floor



27 Orpen Ave, Belfast

First Floor



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RESIDENTIAL & COMMERCIAL

Unit 6 Orpen Shopping Centre Upper Lisburn Road Belfast BT10 0BG

Telephone 028 9030 8855 Fax 028 9061 2252

Email info@douganproperty.com

Web www.douganproperty.com

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