



50 Orchardville Crescent,
Finaghy Road North,
Belfast,
BT10 0JT

Asking Price £199,950

Dougan
RESIDENTIAL & COMMERCIAL

Telephone 028 9030 8855
www.douganproperty.com

KEY FEATURES

- Well Presented, Extended, Detached Family Home
- Excellent Position Within A Quiet Cul-De-Sac
- Many Local Amenities Close At Hand
- Belfast City Centre Easily Accessible By Bus, Car Or Rail
- Bay Fronted Living Room With Multi Fuel Burning Stove
- Modern Fitted Kitchen With Island And Dining Area Open To Sunroom
- Three Generous Bedrooms
- First Floor Shower Room
- Large Rear Garden In Lawn With Patio Area
- Driveway Parking For Several Cars & Detached Garage
- Gas Fired Central Heating
- Double Glazed
- Early Viewing Advised



SUMMARY

Very well presented, extended, detached family home located in a quiet cul-de-sac in the ever popular Orchardville Development off Finaghy Road North. The property benefits from an excellent location with many amenities close at hand. Main arterial routes are close at hand and Belfast City Centre is easily accessible by bus, car or rail.

Internally the property comprises of a bright and spacious bay fronted living room with multi fuel burning stove and a modern kitchen with island unit and dining area open to a sun room are on the ground floor.

Three bedrooms and a well appointed shower room are to the first floor.

The property further benefits from two driveways with a brick paviour finish, front garden laid in lawn, a large rear garden in lawn with patio area, detached garage, gas fired central heating and double glazing.

This property boasts all the attributes for modern family living and early viewing is advised.



ACCOMMODATION:

Ground Floor

ENTRANCE HALL:

Pvc front door, under stair storage, Parquet flooring

LIVING ROOM: 14' 6" x 11' 4" (4.42m x 3.45m)

Bay window, Parquet flooring, multi fuel burning stove with slate hearth, cornicing, ceiling rose

KITCHEN WITH DINING AREA : 16' 4" x 12' 1" (4.98m x 3.68m)

Excellent range of high gloss units, granite work surfaces, double Belfast sink, integrated Hoover oven.

Island comprising of low level units, breakfast bar, granite work surfaces, integrated 5 ring Hoover gas hob with extractor fan and glass canopy.

Dining area - Recessed low level spotlighting, Parquet flooring, cornicing, ceiling rose

OPEN TO -

SUN ROOM: 14' 3" x 11' 6" (4.34m x 3.51m) Parquet flooring, double doors to rear garden

First Floor

LANDING: Wooden floor, roof space access, cornicing

BEDROOM (1): 13' 3" x 9' 5" (4.04m x 2.87m)

Built in double mirrored robes, ceiling rose, cornicing

BEDROOM (2): 10' 1" x 9' 6" (3.07m x 2.9m)

BEDROOM (3): 10' 0" x 6' 7" (3.05m x 2.01m)

Built in storage, laminate wooden floor

SHOWER ROOM: Shower cubicle with Mira Shower, low flush w.c, pedestal wash hand basin, heated chrome towel radiator, tongue and groove ceiling, spotlighting, tiled floor

Outside

DETACHED GARAGE: 25' 4" x 10' 8" (7.72m x 3.25m)

Light and power, plumbed for washing machine

Two brick paviour driveways with parking for several

Front garden laid in lawn with mature shrubs.

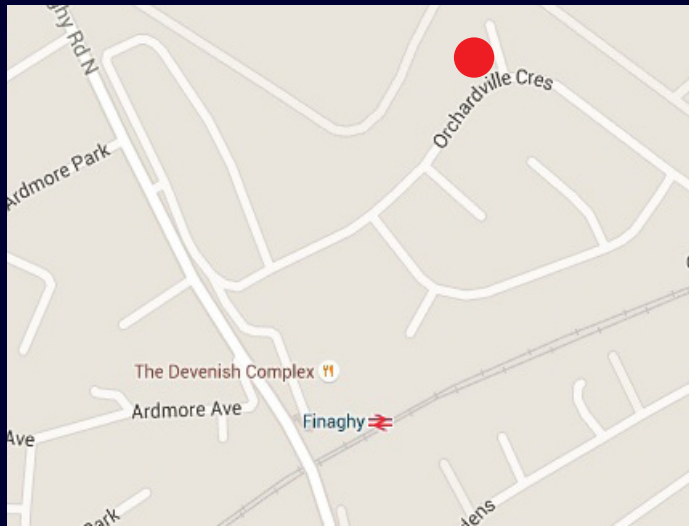
Rear garden laid in lawn with mature hedges and patio.











Very energy efficient - lower running costs

A 92 plus

B 81-91

C 69-80

D 55-68

E 39-54

F 21-38

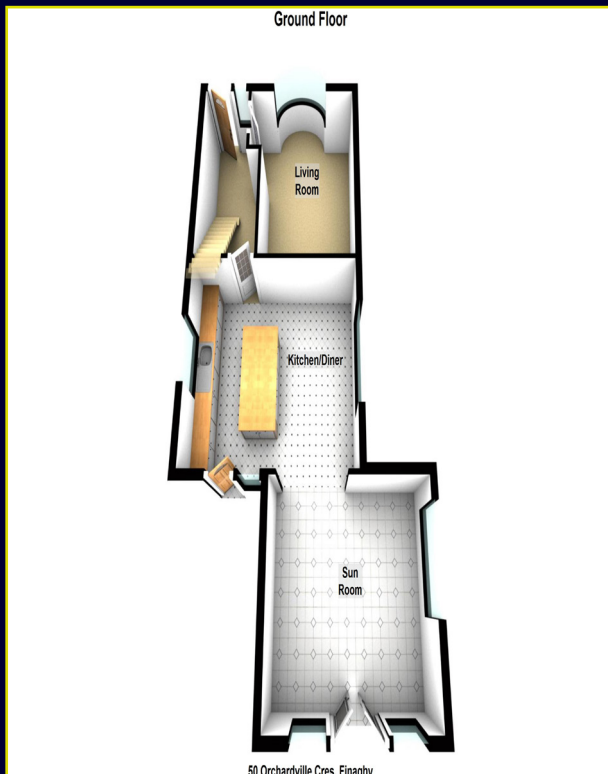
G 1-20

Not energy efficient - higher running costs

70

72

Travelling along Finaghy Road North from the Upper Lisburn Road turn right onto Orchardville Avenue which leads on to Orchardville Crescent. Number 50 is located in the first cul-de-sac on the left hand side.



Dougan
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

Dougan Residential & Commercial for themselves and for the Vendors or Lessors of the property whose agents they are give notice that; i) these particulars are given without responsibility of Dougan Residential & Commercial or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; ii) Dougan Residential & Commercial cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; iii) no employee of Dougan Residential & Commercial has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; iv) VAT may be payable on the purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; v) Dougan Residential & Commercial will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.