



87 Abbey Park
Belfast
BT5 7HP

Asking Price £159,950

Dougan
RESIDENTIAL & COMMERCIAL

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KEY FEATURES

- Very Well Presented Semi-Detached Family Home
- Close To Local Amenities, King Square Shops, Cherryvalley Village, East Point Entertainment Village
- Belfast City Centre Easily Accessible By Bus Or Car
- Walking Distance To Comber Greenway
- Property Offers Views Towards Stormont Castle And Surrounding Hills
- Bright And Spacious Front Living Room
- Modern Kitchen Open To Dining / Family Area
- Three Generous Bedrooms
- Luxury Bathroom With Separate Shower Cubicle
- Excellent Storage Throughout
- Tarmac Driveway Leading To Detached Garage
- Front Garden In Lawn
- Private And Secluded South Facing Rear Garden With Patio
- Gas Fired Central Heating
- Double Glazed Throughout
- Early Viewing Advised



SUMMARY

Very well presented semi-detached family home located in an established and popular residential area off the Kings Road, East Belfast. The property benefits from ease of access to main arterial routes and public transports links to Belfast City Centre and surrounding towns. Many local amenities such as the Kings Square Shops, East Point Entertainment Village and Ballyhackamore are close at hand. The popular Comber Greenway is within walking distance.

Internally the property comprises of a front living room and modern fully kitchen open to a family dining area with double doors leading to a South facing rear garden. To the first floor are three generous bedrooms and a well appointment family bathroom with separate shower cubicle.

To the front of the property the garden is laid in lawn and a tarmac driveway leads to a detached garage. A private and secluded rear garden is laid in lawn, surrounded by mature hedges and trees and benefits from a brick paviour patio and an additional, paved BBQ area, ideal for year round entertaining.

The front garden is laid in lawn and a private and secluded south facing rear garden is laid in lawn and also benefits from a brick paviour patio and an additional paved BBQ area.

Early viewing is advised.



ACCOMMODATION:

Ground Floor

ENTRANCE HALL:

Pvc front door, laminate wooden floor, cornicing

CLOAKROOM: Gas boiler

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

Fireplace recess, laminate wooden floor, aspect towards to Stormont Estate

KITCHEN OPEN TO DINING / FAMILY AREA : 21' 2" x 12' 0" (6.45m x 3.66m)

Kitchen - Excellent range of units, formica work surfaces, stainless steel sink unit, space for range oven and hob, extractor fan with glazed canopy, space for fridge freezer, plumbed for washing machine, plumbed for dishwasher, partly tiled walls, tiled floor.

Dining area - Laminate wooden floor, fireplace recess, double doors to South facing rear garden

First Floor

LANDING:

Roof-space access (partially floored and insulated)

BEDROOM (1): 12' 1" x 11' 6" (3.68m x 3.51m)

Aspect towards Stormont Estate, laminate wooden floor

BEDROOM (2): 11' 9" x 11' 5" (3.58m x 3.48m)

Laminate wooden floor

BEDROOM (3): 8' 9" x 8' 0" (2.67m x 2.44m)

Laminate wooden floor

BATHROOM: Luxury white suite comprising, panel bathwith chrome taps, fully tiled shower cubicle, low flush w.c, pedestal wash hand basin with tiled splash back, heated chrome towel radiator, tiled floor, partly tiled walls, extractor fan

Outside

DETACHED GARAGE: 22' 9" x 9' 1" (6.93m x 2.77m)

Power and light

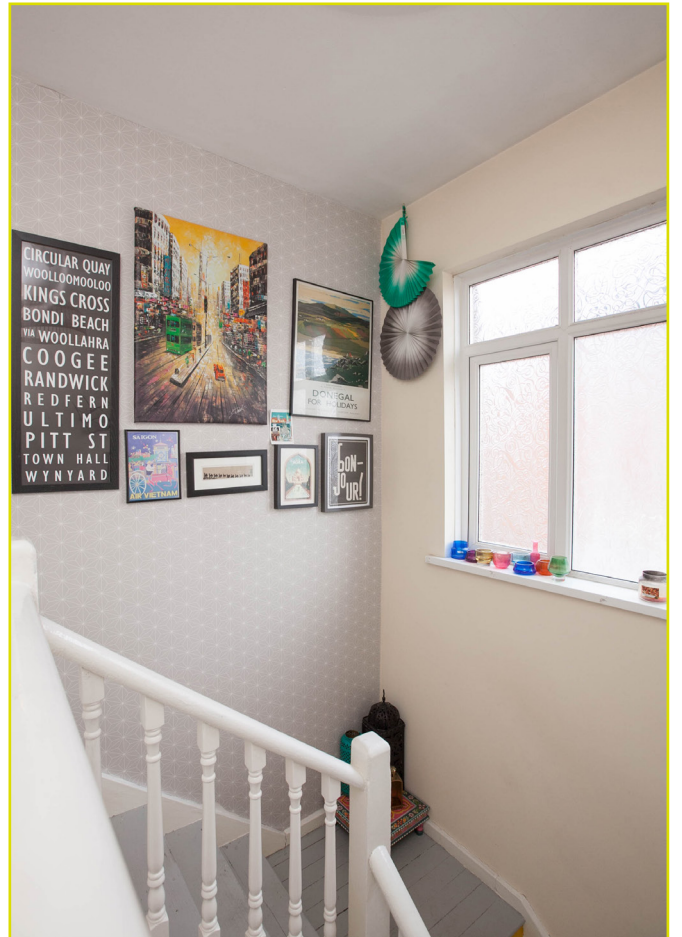
Tarmac Driveway with timber fence and gate.

Front garden laid in lawn.

Private and secluded South facing rear garden laid in lawn with mature hedging, brick paviour patio and paved bbq area.











Very energy efficient - lower running costs

A 92 plus

B 81-91

C 69-80

D 55-68

E 39-54

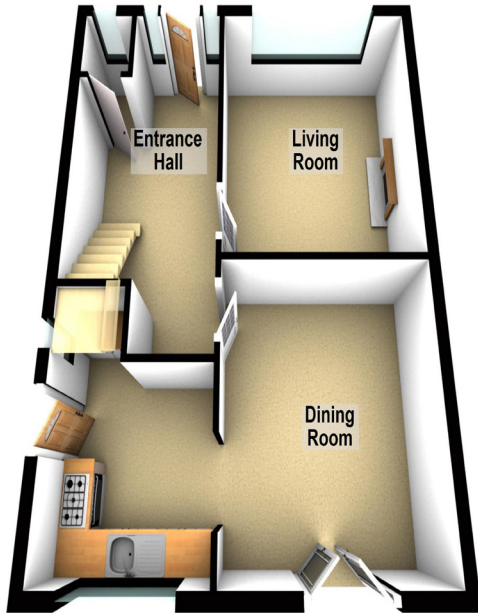
F 21-38

G 1-20

Not energy efficient - higher running costs

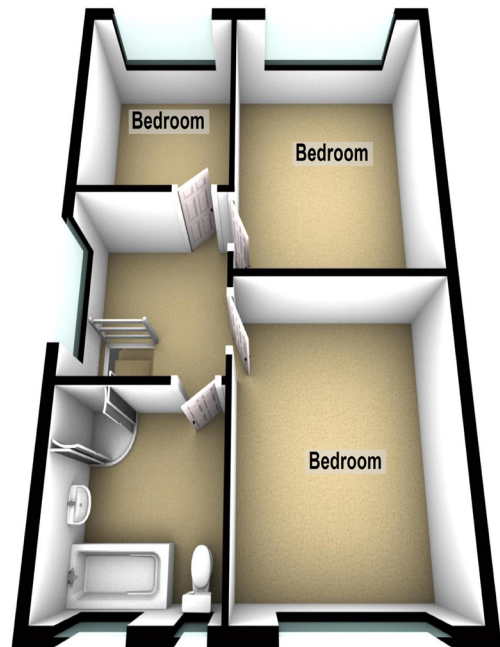
72 73

Ground Floor



87 Abbey Park, Belfast

First Floor



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