



86 Finaghy Road South
Belfast
BT10 0DE

Asking Price £169,950

Dougan
RESIDENTIAL & COMMERCIAL

Telephone 028 9030 8855
www.douganproperty.com

KEY FEATURES

- Semi-Detached Family Home Within Walking Distance Of Finaghy Village
- Ease Of Access To Main Arterial Routes And Public Transport Services
- Many Leading Schools Close At Hand
- Front Living Room With Feature Fireplace
- Rear Dining Room With Doors To Rear
- Fully Fitted kitchen With Breakfast Bar
- Four Generous Bedrooms
- First Floor Family Bathroom / Separate W.C
- Utility Room & Downstairs W.C
- Enclosed Rear Yard & Garage
- Front Garden In Lawn
- Gas Fired Central Heating
- Double Glazing
- Early Viewing Advised



SUMMARY

Well presented semi-detached family home located within walking distance of Finaghy Village. Many leading schools are close at hand and the property offers ease of access to main arterial routes and public transport services.

Internally this deceptively spacious home comprises of a front living room, rear dining room, kitchen, downstairs w.c cloakroom and utility room on the ground floor.

To the first floor are four bedrooms and a well appointed bathroom with separate w.c.

The property benefits from an enclosed rear yard, garage, front garden, gas fired central heating and double glazing.

Early viewing is advised.



ACCOMMODATION:

Ground Floor

ENTRANCE PORCH: Pvc front door

ENTRANCE HALL: Laminate wooden floor, cornicing

LIVING ROOM: 13' 4" x 10' 6" (4.06m x 3.2m) Feature fireplace with wooden mantle and exposed brick surround, cornicing

DINING ROOM: 19' 5" x 9' 6" (5.92m x 2.9m) Feature fireplace with tiled hearth and wooden mantle, sliding doors to rear yard

DOWNSTAIRS W.C: Low flush w.c, wash hand basin, tongue and groove ceiling

UTILITY ROOM: 8' 9" x 8' 1" (2.67m x 2.46m) Range of units, formica work surfaces, plumbed for washing machine, vented for tumble drier.

KITCHEN: 15' 8" x 6' 8" (4.78m x 2.03m) Excellent range of high and low level units, glass display cabinet, formica work surfaces, stainless steel sink unit, integrated oven and four ring gas hob, chrome extractor fan, integrated fridge freezer, plumbed for dishwasher, breakfast bar, tiled floor. tongue and groove ceiling, spot lighting

First Floor

LANDING: Picture rail

BEDROOM (1): 13' 4" x 9' 5" (4.06m x 2.87m) Built in storage

BEDROOM (2): 11' 2" x 9' 2" (3.4m x 2.79m) Built in storage, picture rail

BEDROOM (3): 9' 3" x 8' 5" (2.82m x 2.57m)

BEDROOM (4): 7' 8" x 6' 9" (2.34m x 2.06m)

Ground Floor

BATHROOM: Panel bath with electric shower over, pedestal wash hand basin with chrome taps, linen closet, heated chrome towel radiator, tiled floor, roof space access. tongue and groove ceiling

Outside

GARAGE: 16' 5" x 9' 5" (5m x 2.87m)

Enclosed rear yard.

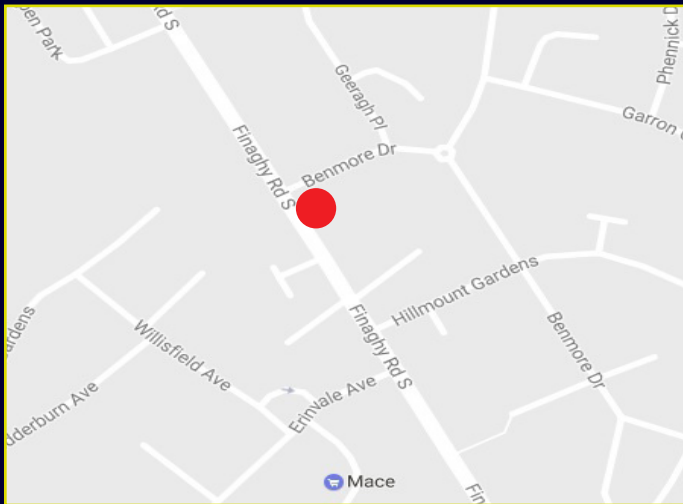
Front garden laid in lawn.











Very energy efficient = lower running costs

A 92 plus

B 81-91

C 69-80

D 55-68

E 39-54

F 21-38

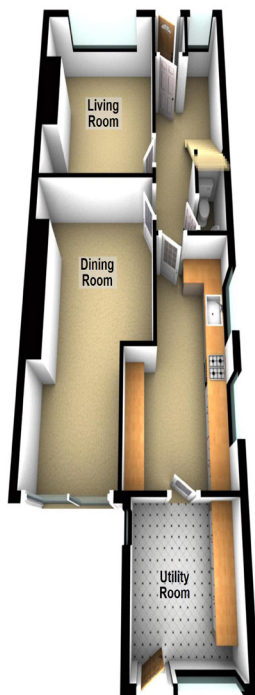
G 1-20

Not energy efficient = higher running costs

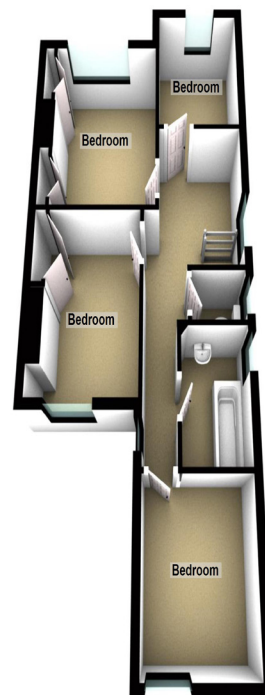
49

64

Ground Floor



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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