

NEW BUILD



231A
Upper Lisburn Road
Belfast
BT10 0LL

Asking Price
£299,950

Dougan

RESIDENTIAL

Telephone 028 9030 8855
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KEY FEATURES

- NEWLY CONSTRUCTED DETACHED FAMILY HOME C.1350 SQ FT
- Excellent Location On The Corner Of Ormonde Park, Upper Lisburn Road, Finaghy
- Walking Distance To Many Local Amenities
- Contemporary Finish Ideal For Modern Family Living
- Close To Many Leading Primary, Secondary & Grammar Schools
- Bright And Spacious Living Room With Wood Burning Stove
- Open Plan Luxury Crafted Kitchen Complete With Feature Central Island Unit
- Separate Utility Room & Downstairs W.C
- Four Bedrooms (Master With Luxury Ensuite)
- Luxury First Floor Bathroom With Separate Fully Tiled Shower Cubicle
- "Duravit" Sanitary Ware
- Recently Laid Front, Side And Rear Gardens
- Rear Patio Ideal For Year Round Entertaining
- Tarmac Driveway With Brick Paviour Border And Parking For Several Cars
- Gas Fired Central Heating
- Exceptional Level Of Finish - Viewing Highly Recommended





ACCOMMODATION

Ground Floor

ENTRANCE HALL: Front door with side windows, engineered flooring, under stair recess, spot lighting

LIVING ROOM: 13' 8" x 13' 1" (4.17m x 3.99m) Engineered flooring, multi fuel burning stove with sleeper mantle and granite hearth

W.C: Low flush w.c, wash hand basin with chrome taps and vanity unit, tiled floor, spot lighting and extractor

OPEN PLAN KITCHEN / DINING: 23' 1" x 13' 6" (7.04m x 4.11m) Luxury crafted kitchen with chrome handles, soft closing doors, stone work surfaces and upstand, five ring gas hob, chrome extractor fan with glass canopy, integrated Neff oven, integrated fridge freezer, central island with stone work surfaces and breakfast bar, spot lighting, double doors to rear patio / garden

UTILITY ROOM: 8' 2" x 5' 6" (2.49m x 1.68m) Stainless steel sink unit, plumbed for washing machine and wired for tumble dryer, Ideal gas boiler, door to rear garden

First Floor

LANDING: Roof space access, linen closet

MASTER BEDROOM: 13' 6" x 12' 4" (4.11m x 3.76m)

ENSUITE SHOWER ROOM: Luxury suite comprising a shower cubicle with "Metro" style tiling, wall hung wash hand basin with chrome taps, low flush w.c, heated chrome towel radiator, extractor fan, spot lighting
(wiring for LED mirror / socket above sink)

BEDROOM (2): 13' 6" x 11' 9" (4.11m x 3.58m)

BEDROOM (3): 10' 6" x 10' 2" (3.2m x 3.1m)

BEDROOM (4): 6' 8" x 6' 7" (2.03m x 2.01m) Built in storage

BATHROOM: Luxury suite comprising a panel bath with chrome taps, low flush w.c, wall hung wash hand basin with chrome taps and vanity unit, fully tiled shower cubicle with chrome drench shower head, LED illuminated mirror, tiled floor, partly tiled walls, spot lighting

Outside

Tarmac driveway with brick paviour border.

Front garden laid in lawn.

Rear garden in lawn with patio.

Timber fence and mature hedge boundary.



SPECIFICATION

**STUNNING FOUR BEDROOM DETACHED FAMILY HOME
EXTENDING TO C. 1350 SQ FT
CONTEMPORARY FINISH PERFECT FOR MODERN FAMILY LIVING**

KITCHEN:

High quality units & worktops
Integrated appliances to include gas hob, electric double oven
Extractor fan, fridge/freezer, dishwasher
Concealed under lighting to kitchen units
Stone work surfaces & splash backs

UTILITY:

High quality units & worktops
Gas boiler
Sink unit
Plumbed & Wired for separate washing machine & tumble dryer

BATHROOM & ENSUITE

Contemporary white sanitary ware with chrome fittings
Chrome towel radiator
Vanity units to sinks where possible

FLOORING / TILING:

Carpet stairs, landing & bedrooms
Engineered flooring in hall & living room
Kitchen/Dining/Utility/WC floor tiling

HEATING:

Gas fired central heating

INTERNAL FEATURES:

Wood burning stove
Painted internal walls and ceilings
Painted doors, architraves and skirtings
High quality ironmongery
Comprehensive range of electrical sockets and switches
Data & TV points to bedrooms, kitchen & living
Fully installed intruder alarm with internal & external sounder
Smoke and carbon monoxide detectors
LED downlights

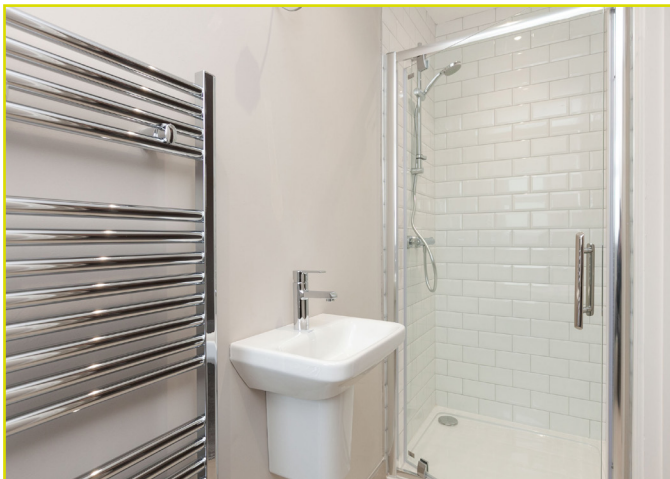
EXTERNAL FEATURES:

Landscaping with front and rear gardens
Stone patio areas and paths
Private driveway
External lighting to front and rear
2 external electrical sockets
Traditional cavity wall construction
Double glazed upvc windows

WARRANTY:

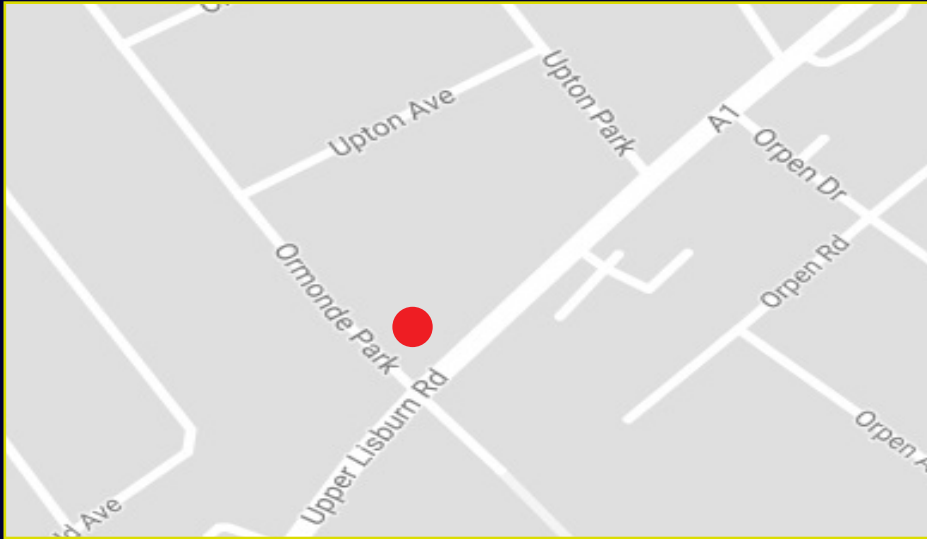
10 year warranty provided by Global Home Warranties







LOCATION MAP



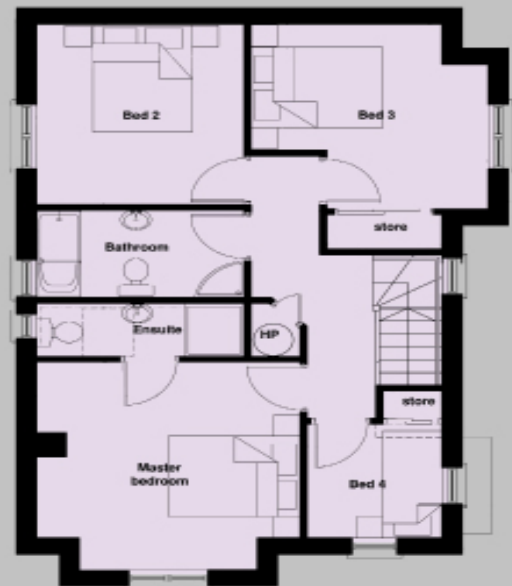
DIRECTIONS

Corner of Ormonde Park /
Upper Lisburn Road, Finaghy,
Belfast, BT10

FLOOR PLANS (NOT TO SCALE)

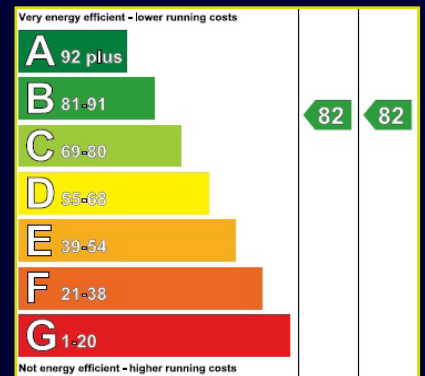


Ground Floor



First Floor

EPC



RICS

the mark of
property
professionalism
worldwide

Dougan

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