



*Shalom*

98 Trossachs Drive

Belfast

BT10 OHU

Asking Price

£245,000

**Dougan**

RESIDENTIAL

Telephone 028 9030 8855

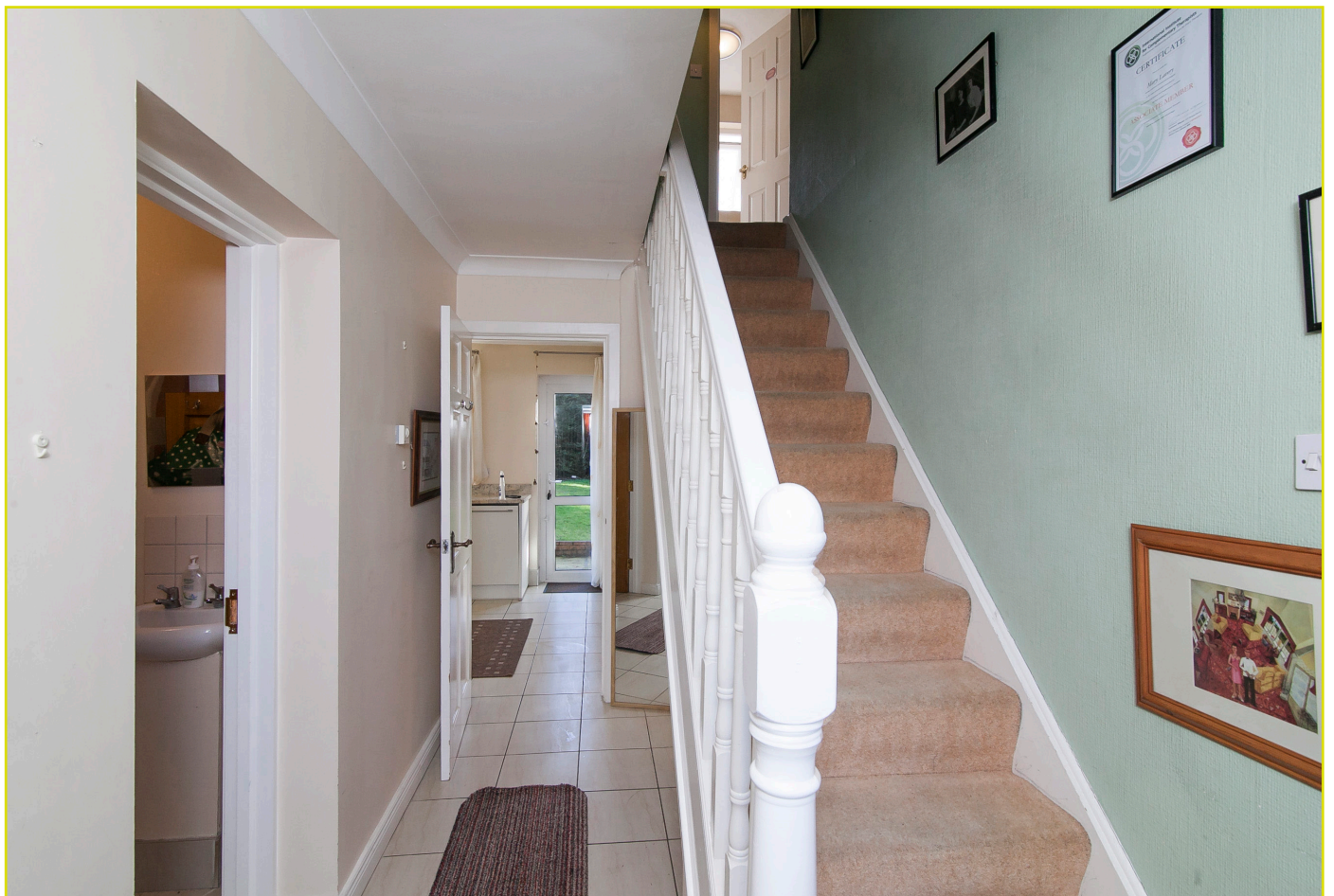
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## KEY FEATURES

- 
- Well Presented Four Bedroom Detached Family Home
- Excellent Upper Malone Location Close To Leading Schools
- Belfast Easily Accessible By Bus Or Car
- Local Amenities Within Walking Distance
- Bright And Spacious Living Room With Feature Gas Fire
- A Modern Fully Fitted Kitchen With Granite Work Surfaces
- Conservatory With Rear Garden Aspect
- Four Generous Bedrooms
- First Floor Bathroom With Separate Shower Cubicle
- Downstairs W.C
- Front And Rear Gardens
- Driveway Parking Leading To An Integral Garden
- Oil Fired Heating
- Double Glazing
- Early Viewing Advised
- 





## SUMMARY

Very well presented detached family home located off Finaghy Road South in Upper Malone. The property benefits from an excellent position close to leading schools and many local amenities. Public transport services and main arterial routes are easily accessible.

Internally the property comprises of a bright and spacious living room with feature gas fire, stunning kitchen with dining area, conservatory and downstairs w.c on the ground floor. To the first floor are four generous bedrooms and a well appointed bathroom with separate shower cubicle.

The property benefits from a private and secluded rear garden, front garden and driveway leading to an integral garage.

Early viewing is advised to appreciate this fine family home.





## ACCOMMODATION:

### Ground Floor

**ENTRANCE HALL:** Under stair recess, tiled floor

**DOWNSTAIRS W.C:** Low flush w.c, wash hand basin with chrome taps and tiled splash back, tiled floor

**LIVING ROOM:** 18' 1" x 11' 4" (5.51m x 3.45m) Laminate wooden floor, feature fireplace with wooden mantle and marble hearth, cornicing, ceiling rose, sliding doors to conservatory

**KITCHEN WITH DINING AREA :** 14' 7" x 11' 8" (4.44m x 3.56m) Range of high and low level high gloss units with chrome handles, feature underlighting and glazed display cabinets, granite work surfaces and upstands, sink with chrome tap, space for range oven and hob, tiled splash back, extractor fan with glass canopy, integrated fridge freezer, integrated dish washer, tiled floor, pvc back door

**CONSERVATORY:** 11' 8" x 11' 2" (3.56m x 3.4m) Tiled floor

### First Floor

**BEDROOM (1):** 12' 5" x 11' 9" (3.78m x 3.58m) Built in storage, laminate wooden floor

**BEDROOM (2):** 12' 0" x 7' 6" (3.66m x 2.29m) Wooden floor, cornicing, ceiling rose

**BEDROOM (3):** 11' 9" x 11' 6" (3.58m x 3.51m) Laminate wooden floor, built in storage, cornicing

**BEDROOM (4):** 9' 1" x 9' 0" (2.77m x 2.74m) Cornicing

**BATHROOM:** Fully tiled shower cubicle with drench shower, panel bath with chrome telephone hand shower and taps, wash hand basin with vanity unit, low flush w.c, heated chrome towel radiator, tiled floor, tiled walls

### Outside

**INTEGRAL GARAGE:** 13' 1" x 7' 9" (3.99m x 2.36m) Plumbed for washing machine, space for tumble dryer.

Front garden in lawn. Enclosed rear garden in lawn with patio, fencing and mature hedges. Driveway parking to front.









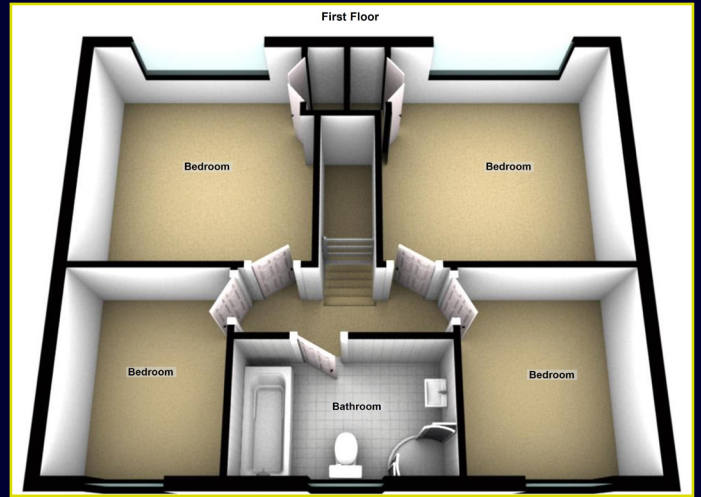
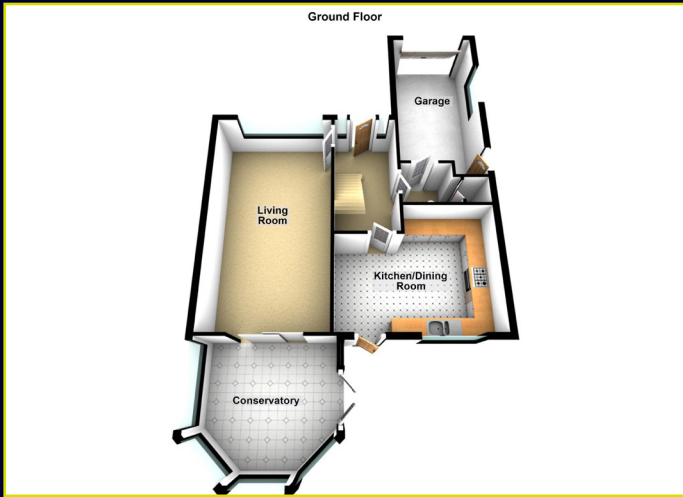




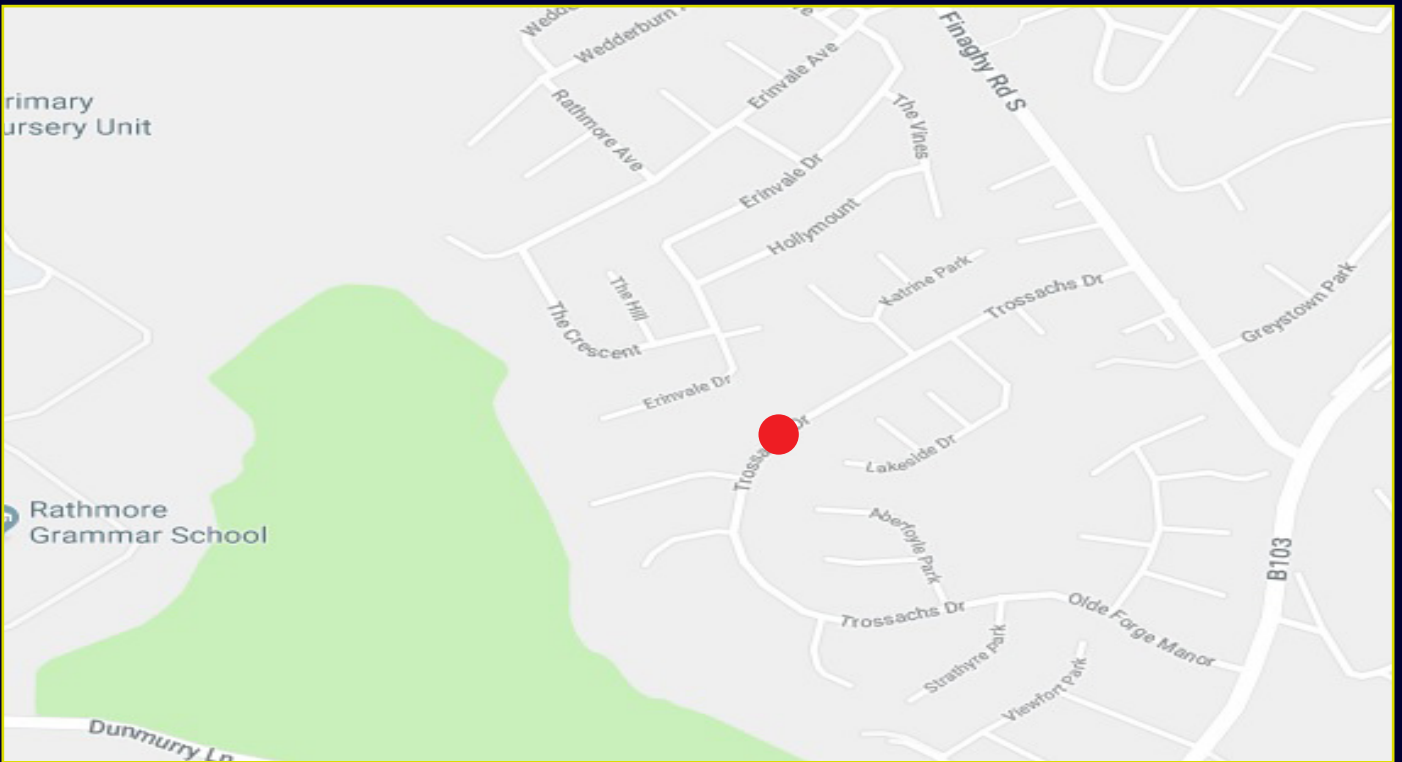




## FLOOR PLANS (NOT TO SCALE)



## LOCATION MAP



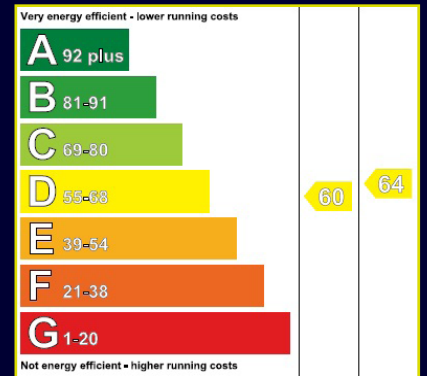
**DIRECTIONS:** Off Finaghy Road South, Upper Malone, Belfast

**EPC**



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