



73 Abbey Park  
Belfast  
BT5 7HP

Asking Price  
**£165,000**

**Dougan**  
RESIDENTIAL

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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
- Extended Dining Room
- Modern Fitted Kitchen
- Three Generous Bedrooms
- Bathroom With Separate Shower Cubicle
- Excellent Storage Throughout
- Driveway Leading To Detached Garage
- 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, family dining room and cloakroom on the ground floor. To the first floor are three generous bedrooms and a well appointment family bathroom with separate shower cubicle.

The property further benefits from a private and secluded, south facing rear garden laid in lawn with patio, detached garage and driveway parking.

Early viewing is advised to appreciate this fine home.



## ACCOMMODATION:

### Ground Floor

**ENTRANCE HALL:** Pvc front door, laminate wooden floor, cornicing

**CLOAKROOM:** Gas boiler

**LIVING ROOM:** 11' 9" x 11' 6" (3.58m x 3.51m) Cornicing, laminate wooden floor

**DINING ROOM:** 15' 9" x 11' 3" (4.8m x 3.43m) Cornicing, laminate wooden floor

**KITCHEN OPEN :** 8' 5" x 7' 5" (2.57m x 2.26m) Excellent range of units with chrome handles, formica work surfaces, stainless steel sink unit, space for oven and hob, extractor fan, space for fridge freezer, plumbed for washing machine, partly tiled walls, tiled floor, tongue and groove ceiling

### First Floor

**LANDING:** Roof-space access

**BEDROOM (1):** 11' 5" x 11' 3" (3.48m x 3.43m) Picture rail, laminate wooden floor

**BEDROOM (2):** 11' 5" x 11' 3" (3.48m x 3.43m) Laminate wooden floor, picture rail, built in storage

**BEDROOM (3):** 8' 9" x 8' 0" (2.67m x 2.44m) Laminate wooden floor

**BATHROOM:** Panel bath with chrome taps, fully tiled shower cubicle, low flush w.c, pedestal wash hand basin with vanity unit, tiled floor, partly tiled walls, tongue and groove ceiling, spot lighting

### Outside

**DETACHED GARAGE:** Power and light. Tarmac Driveway with timber fence and gate. Front garden in loose stone.

Private and secluded South facing rear garden laid in lawn with mature hedging,

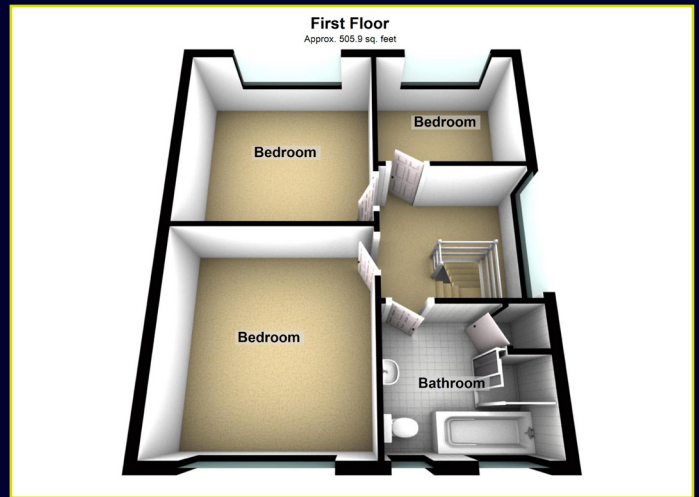
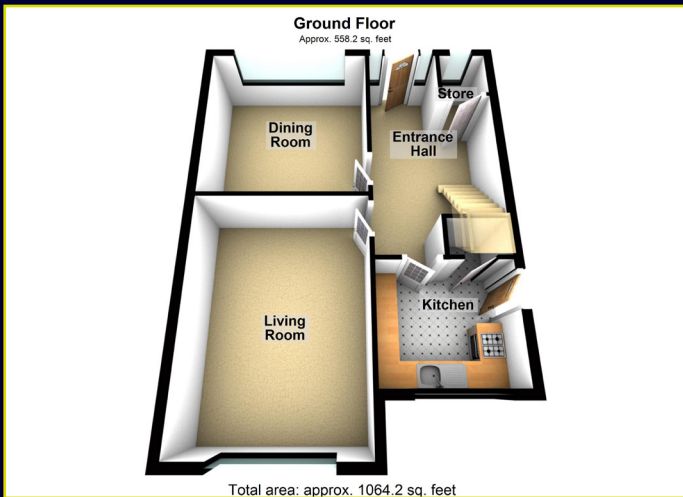




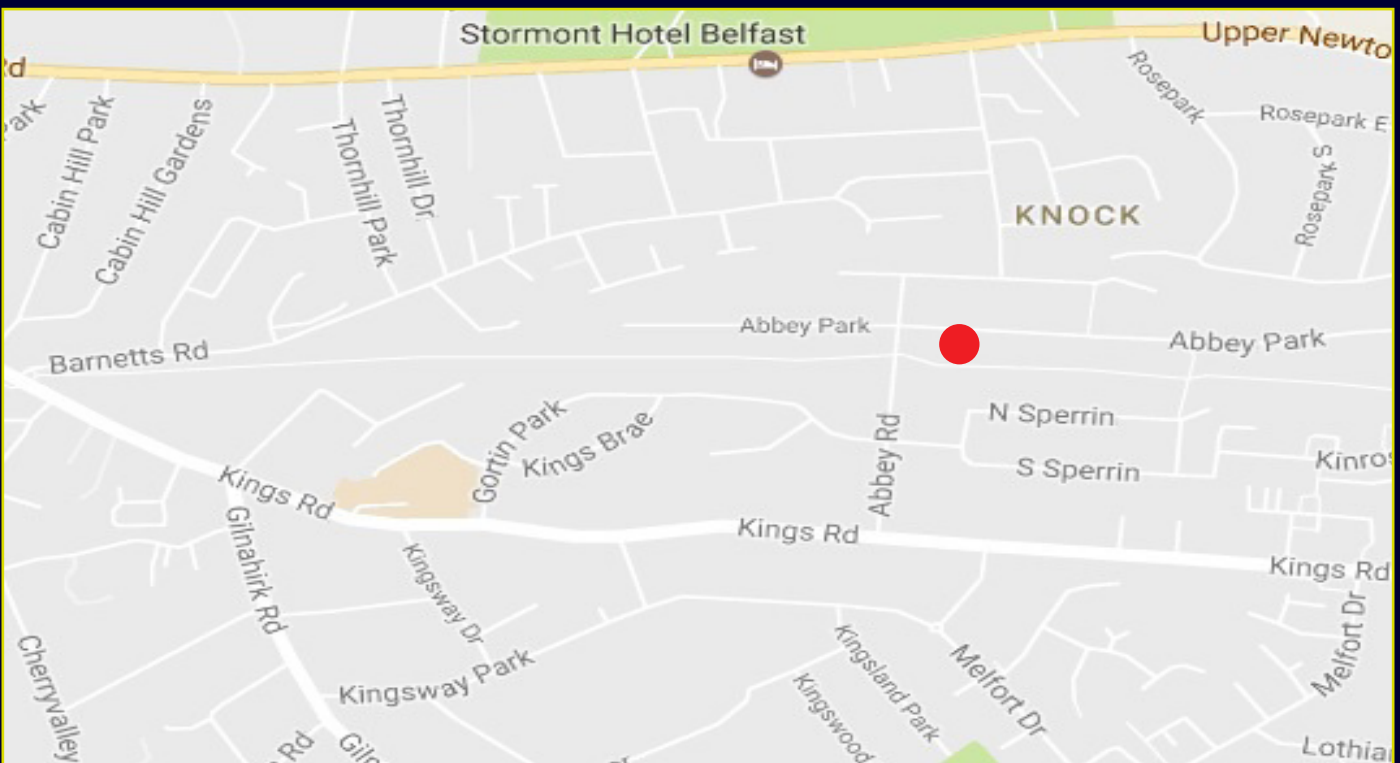




## FLOOR PLANS (NOT TO SCALE)

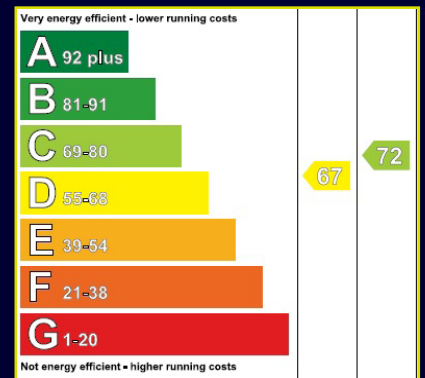


## LOCATION MAP



**DIRECTIONS:** Travelling along the Kings Road from the Gilnahirk Road junction take the second street on the left (Abbey Road). Abbey Park is the second street on the right and number 73 is located on the right hand side.

## EPC



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