



139 Sicily Park  
Belfast  
BT10 0AP

Asking Price  
£209,950

**Dougan**

RESIDENTIAL

Telephone 028 9030 8855  
[www.douganproperty.com](http://www.douganproperty.com)





## KEY FEATURES

- Very Well Presented, Extended Semi-Detached Family Home
- Ease Of Access To Main Arterial Routes And Public Transport Services
- Many Leading Schools Close At Hand
- Front Living Room
- Modern, Locally Hand Crafted Oak Kitchen Open To Dining Room
- Three Generous Bedrooms
- First Floor Luxury Shower Room
- Downstairs W.C
- Brick Paviour Driveway Parking & Detached Garage
- South Facing Rear Garden In Lawn With Patio
- Oil Fired Heating
- Double Glazed
- Early Viewing Advised



## SUMMARY

Very well presented semi-detached family home located in Sicily Park within walking distance of all the amenities 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 linking Belfast, Lisburn and surrounding towns.

The property has been extended and offers spacious accommodation comprising of a front living room, modern, locally hand crafted kitchen open to dining room and downstairs w.c on the ground floor. Three bedrooms and a luxury shower room are to the first floor.

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

Early viewing is advised to appreciate this fine home.





## ACCOMMODATION:

### Ground Floor

#### ENTRANCE HALL:

Pvc front door with side windows, corning, spot lighting

**W.C:** Wash hand basin with chrome taps, low flush w.c, tiled floor, tongue and groove ceiling

**LIVING ROOM: 14' 4" x 11' 6" (4.37m x 3.51m)** Double doors to dining room

**KITCHEN OPEN TO DINING ROOM : 14' 2" x 7' 4" (4.32m x 2.24m)** Locally hand crafted Oak kitchen. Excellent range of high and low level units with chrome handles, formica work surfaces, stainless steel sink unit, integrated oven and hob with chrome extractor fan over, integrated fridge freezer, integrated washing machine, partly tiled walls

#### OPEN TO:

**DINING ROOM: 12' 8" x 11' 2" (3.86m x 3.4m)** Double doors to rear garden

### First Floor

**LANDING:** Access to floored roofspace with velux window, spot lighting, picture rail

**SHOWER ROOM:** Fully tiled shower cubicle with electric shower, wash hand basin with chrome taps, low flush w.c, heated chrome towel radiator, tongue and groove ceiling, spot lighting

**BEDROOM (1): 12' 6" x 9' 8" (3.81m x 2.95m)** Spot lighting, laminate wooden floor

**BEDROOM (2): 12' 6" x 9' 6" (3.81m x 2.9m)** Laminate wooden floor

**BEDROOM (3): 10' 7" x 9' 1" (3.23m x 2.77m)**

### Outside

**DETACHED GARAGE: 19' 6" x 9' 4" (5.94m x 2.84m)**

Driveway parking with brick paviour finish.

South facing rear garden with lawn and patio.









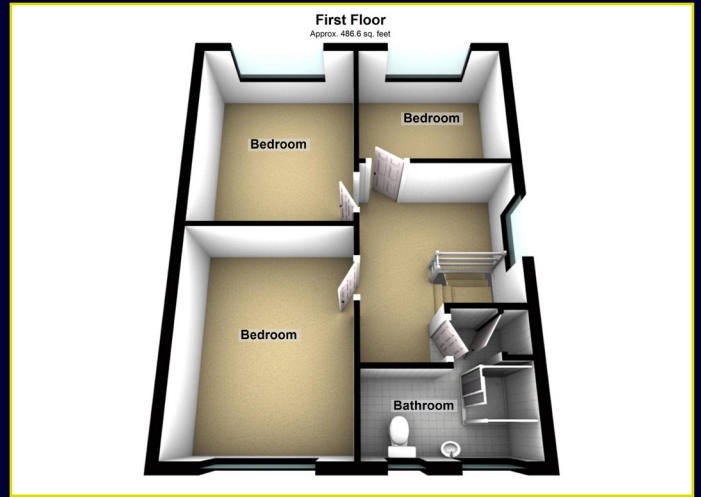
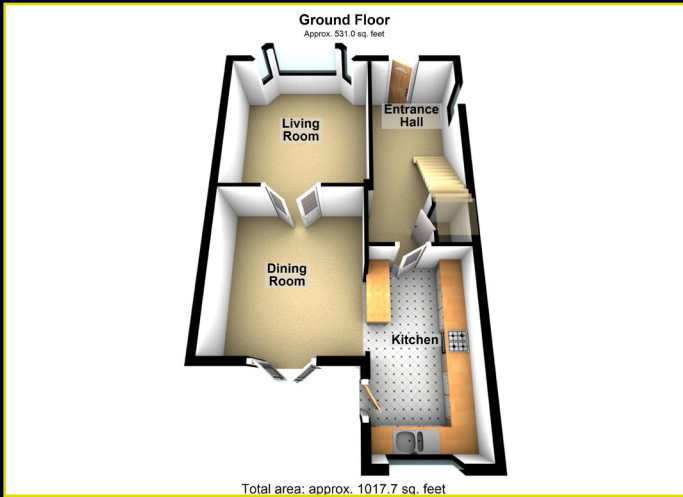




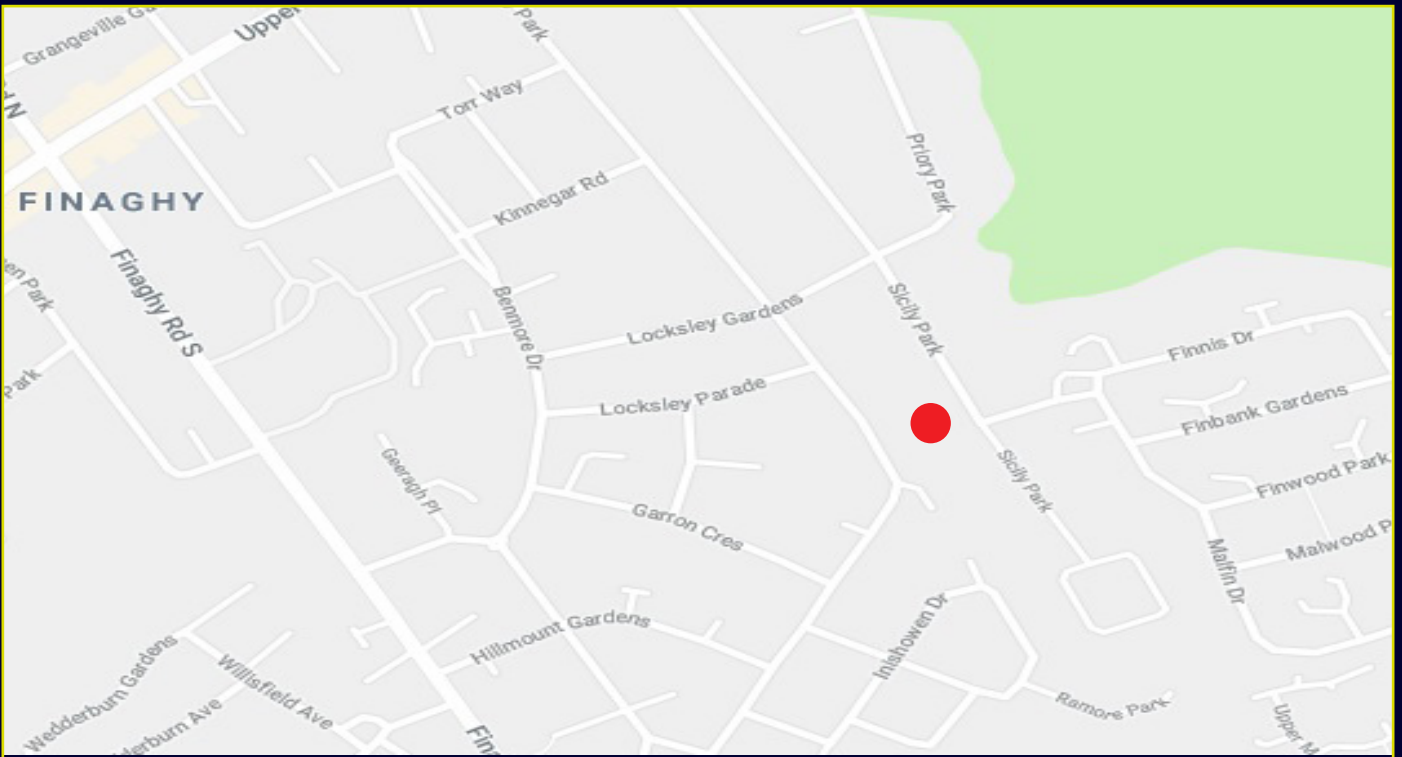




## FLOOR PLANS (NOT TO SCALE)



## LOCATION MAP



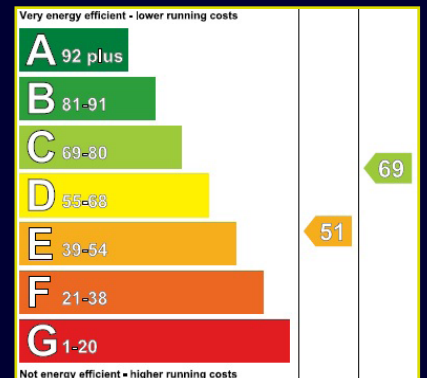
**LOCATION:** Finaghy, South Belfast

**EPC**



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RESIDENTIAL

6 Orpen Shopping Centre Upper Lisburn Road  
Belfast BT10 0BG  
Telephone 028 9030 8855  
Email [info@douganproperty.com](mailto:info@douganproperty.com)  
Web [www.douganproperty.com](http://www.douganproperty.com)



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