



69 Erinvale Avenue
Belfast
BT10 0FP

Asking Price
£159,950

Dougan

RESIDENTIAL

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KEY FEATURES

- Stunning Semi-Detached Family Home
- Excellent Location Close To Many Local Amenities
- Excellent Site In A Quiet Cul-De-Sac
- Bright And Spacious Front Reception
- Modern Kitchen With Island, Open To Family Living / Dining Area
- Three Generous Bedrooms All With Built In Storage
- Family Bathroom In Luxury White Suite
- Detached Garage
- Driveway Parking For Numerous Cars
- Large Front Garden
- Private And Secluded Rear Garden With Patio
- Gas Fired Central Heating
- Double Glazed
- Maintained To An Exceptional Standard Throughout
- Early Viewing Advised
- Early Viewing Highly Recommended



SUMMARY

Very well presented semi-detached family home located in quiet cul-de-sac in a popular development just off Finaghy Road South, Belfast. The property benefits from an excellent location with many local amenities within walking distance. Main arterial routes and public transport services are easily accessible.

Internally the property has been recently refurbished to include a complete electrical re-wire and installation of a new gas heating system. The house has been finished to an exceptional standard and comprises of a bright and spacious front living room a modern kitchen with a range of integrate appliances including a five ring range gas on glass Bosch hob, Belling double oven & Hotpoint fridge freezer. The kitchen opens to a family living / dining area.

To the first floor are three generous bedrooms and a family bathroom in a luxury white suite which includes a shower-bath, large vanity unit and built in storage.

The property further benefits from driveway parking for several cars to the front, a detached garage and a private rear garden laid in lawn with a large patio area.

This property occupies an excellent site and therefore early viewing is advised to appreciate this fine home.



ACCOMMODATION:

Ground Floor

ENTRANCE HALL:

Pvc front door, cornicing, under stair storage

LIVING ROOM: 11' 5" x 11' 1" (3.48m x 3.38m) Bright living room with lots of natural light, oak effect door and skirting, cornicing

KITCHEN OPEN TO DINING / LIVING AREA : 18' 6" x 12' 3" (5.64m x 3.73m)

Excellent range of high and low level units with chrome handles, designer metro tiling, stainless steel sink unit, integrated double Belling oven and five ring black gas on glass Bosch range hob with designer mosaic tiled splash back and black extractor hood. Integrated Hotpoint fridge freezer, integrated slim-line dishwasher, space for washing machine, feature island with designer feature light above, double PVC doors to patio area.

Open plan into Dining/living space, TV bracket with power and all cabling tracked through the wall for maximum visual effect. Oak effect doors and skirting.

First Floor:

Easy Access to floored roof-space via Timber folding Loft Ladder on Landing Area.

BATHROOM: White suite comprising of panel bath, low flush w.c, wash hand basin with chrome taps and vanity unit, heated chrome towel radiator, partly tiled walls, tiled floor, spot lighting, built in storage unit.

BEDROOM (1): 12' 2" x 10' 5" (3.71m x 3.18m)

Built in storage

BEDROOM (2): 11' 3" x 10' 9" (3.43m x 3.28m)

Built in storage

BEDROOM (3): 8' 2" x 7' 4" (2.49m x 2.24m)

Built in storage

Outside

DETACHED GARAGE: 17' 6" x 9' 7" (5.33m x 2.92m)

Light and power. Driveway parking for numerous vehicles. Front garden laid in lawn. Rear garden laid in lawn with patio, mature hedges, shrubs and timber fence.

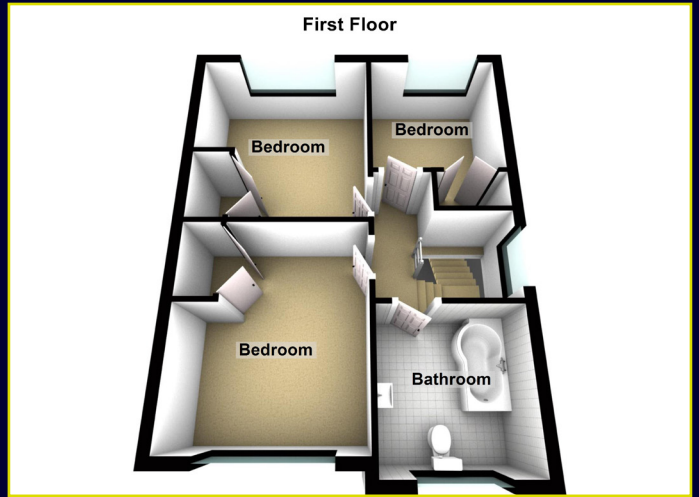
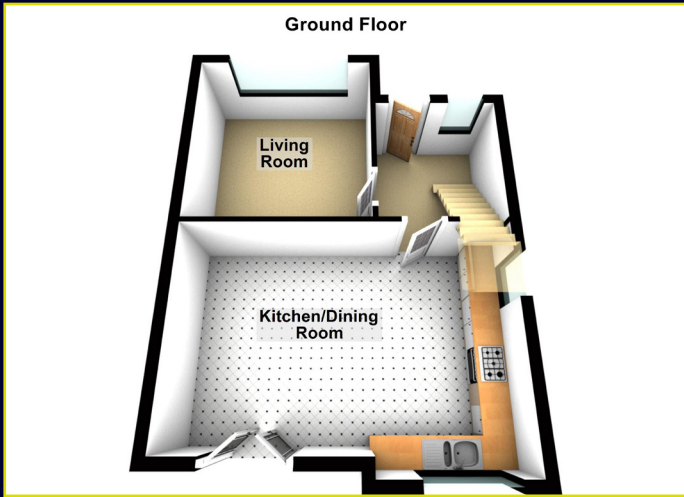




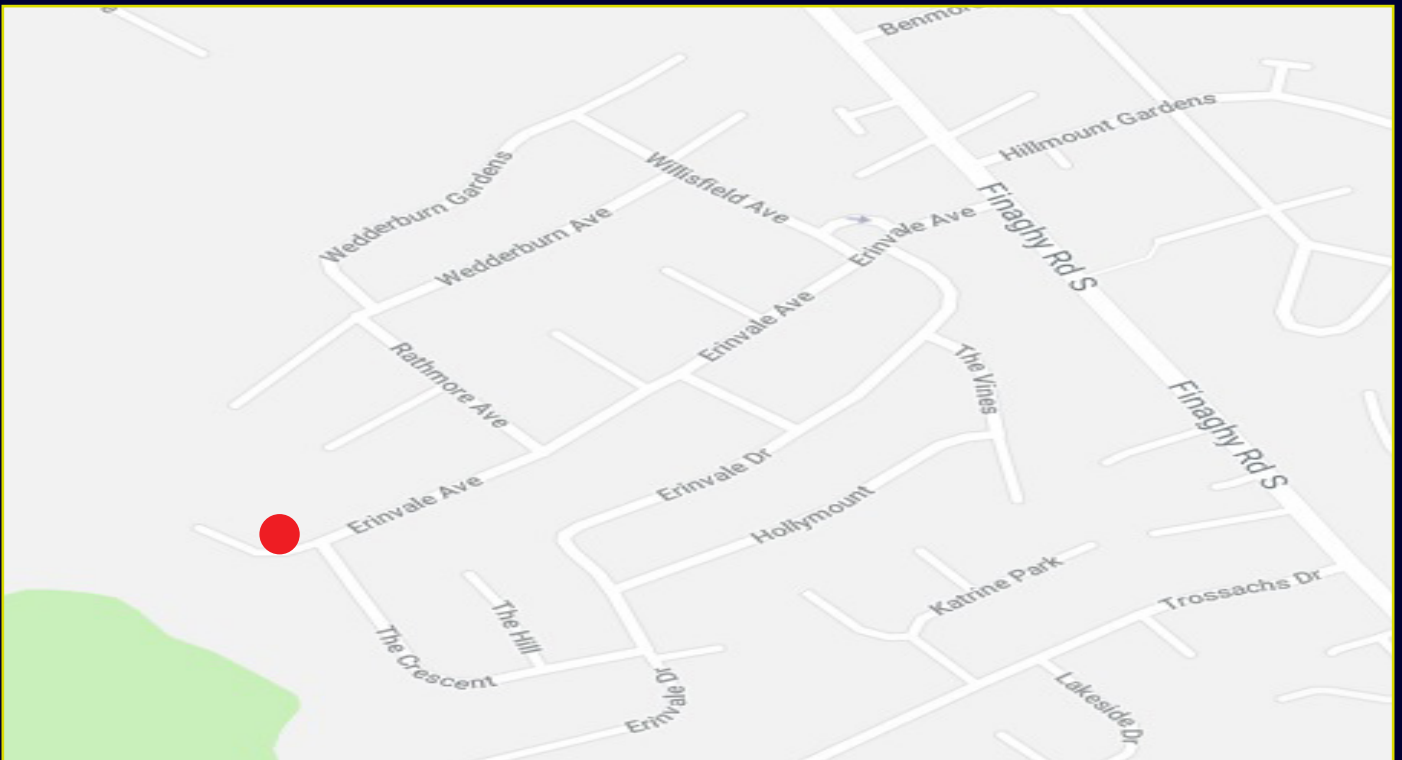




FLOOR PLANS (NOT TO SCALE)



LOCATION MAP



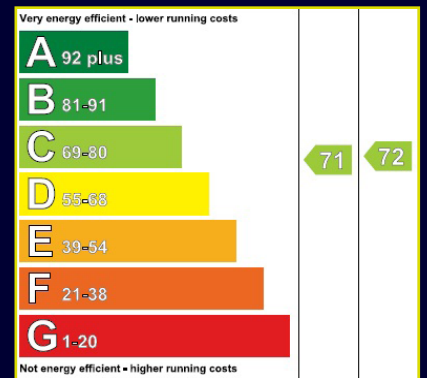
DIRECTIONS: off Finaghy Road South, Belfast

EPC



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