



116 Finaghy Road South  
Belfast  
BT10 0DG

Asking Price  
**£137,950**

**Dougan**

RESIDENTIAL

Telephone 028 9030 8855  
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## KEY FEATURES

- Well Presented Semi-Detached Home
- Finaghy Village Within Walking Distance
- Front Living Room
- Rear Dining Room Open To Fitted Kitchen
- Two Generous Bedrooms
- First Floor Shower Room
- Front & Rear Gardens In Lawns
- Driveway Parking to Rear
- Gas Fired Central Heating
- Excellent Home Owner Purchase





## SUMMARY

Excellent semi-detached located within walking distance of Finaghy Village, South Belfast. The property benefits from an excellent location with many leading primary, secondary and grammar schools close at hand. The hustle and bustle of Finaghy Village is within walking distance. Belfast City Centre is easily accessible by bus, car or rail.

Internally the property comprises of a bright and spacious living room, dining room and a fully fitted kitchen. To the first floor is a well-appointed shower room and two generous bedrooms.

Externally the property benefits from front and rear gardens. A driveway is located to the rear. The property further benefits from gas fired central heating and double glazed windows.

The property will appeal to a range of first time buyers and professionals and early viewing is advised to appreciate this fine home.

## ACCOMMODATION:

### ENTRANCE HALL:

Engineered oak floor

### LIVING ROOM: 10' 6" x 9' 1" (3.2m x 2.77m)

Feature fire place, cornicing, picture rail

### DINING ROOM: 15' 1" x 8' 6" (4.6m x 2.59m)

Picture rail, engineered oak floor, under stair storage  
(plumbed for washing machine, gas boiler)

### KITCHEN: 11' 7" x 5' 6" (3.53m x 1.68m)

Range of high and low level units, space for fridge  
freezer, formica work surfaces, space for oven and  
hob, tiled floor, partly tiled walls

## First Floor

### LANDING:

### BEDROOM (1): 12' 0" x 9' 5" (3.66m x 2.87m)

Built in storage, picture rail, wooden floor

### BEDROOM (2): 11' 8" x 8' 6" (3.56m x 2.59m)

Picture rail (measurement at widest points)

### SHOWER ROOM:

Shower cubicle, pedestal wash hand basin, low flush w.c,  
partly tiled walls, extractor fan

### Outside

Front and rear gardens.

Parking to rear.

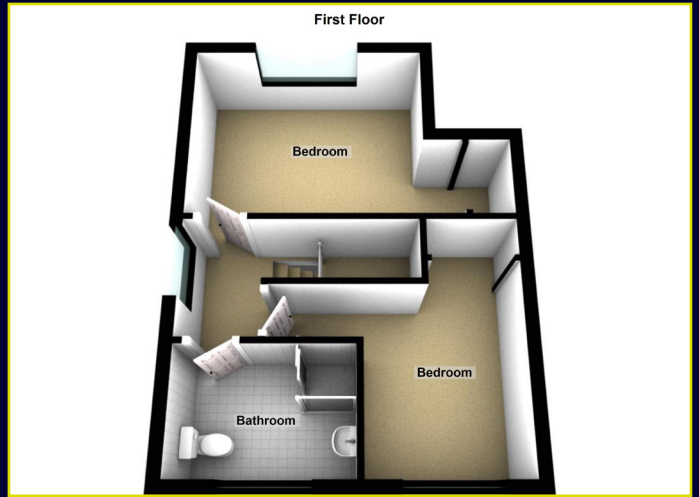
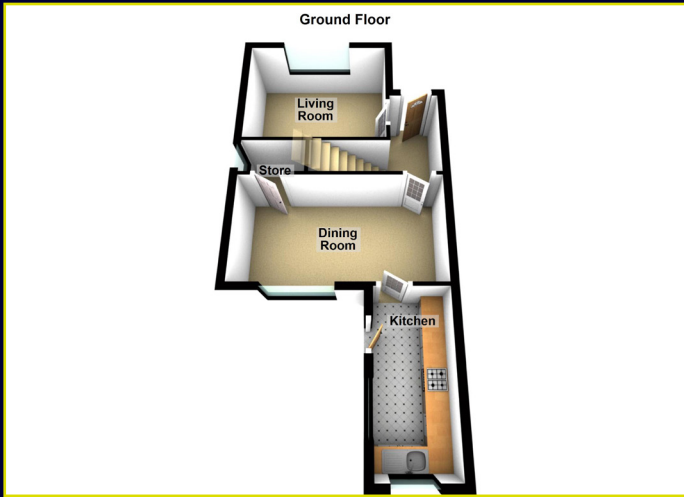




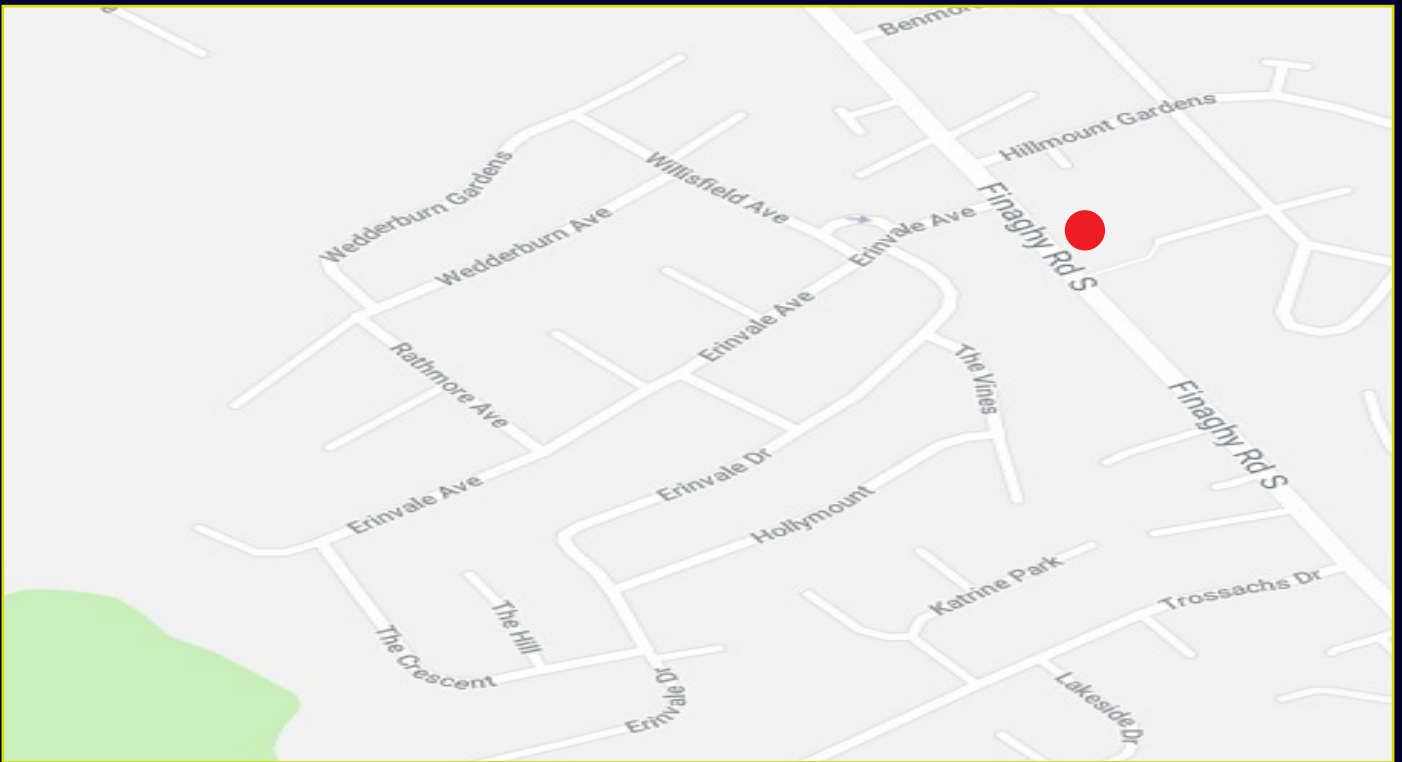




## FLOOR PLANS (NOT TO SCALE)



## LOCATION MAP



**DIRECTIONS:** Located on Finaghy Road South after the junction at Erinvale.

## EPC

	Current	Potential
Very energy efficient - lower running costs		
<b>A</b> 92 plus		
<b>B</b> 81-91		
<b>C</b> 69-80		
<b>D</b> 55-68	61	64
<b>E</b> 39-54		
<b>F</b> 21-38		
<b>G</b> 1-20		
Not energy efficient - higher running costs		



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