



21 Mount Aboo Park  
Belfast  
BT10 0DJ

Asking Price  
**£225,000**

**Dougan**

RESIDENTIAL

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



## KEY FEATURES

- Modern Semi-Detached Family Home
- Secure, Gated Development
- Within Walking Distance Of Finaghy Village
- Bright And Spacious Living Room
- Modern Kitchen With Excellent Dining Area
- Four Double Bedrooms ( Two With Ensuite Shower Rooms)
- Separate Family Bathroom
- Utility Room & Downstairs W.C
- Private Rear Garden With Brick Paviour Patio
- Two Allocated Parking Spaces
- Gas Heating
- Double Glazing
- Early Viewing Advised



## SUMMARY

Very well presented and deceptively spacious semi-detached family home located in a gated development on Mount Aboo Park.

The property benefits from an excellent location with all the amenities of Finaghy Village within walking distance.

The property comprises of a bright and spacious living room with feature gas fire, a modern kitchen with excellent dining area and a downstairs w.c and utility room on the ground floor. Two bedrooms (master with ensuite) and a well appointed bathroom are to the first floor. Bedroom three ( with ensuite) and bedroom four are on the second floor.

The property benefits from a private and secluded South facing rear garden with patio and two allocated parking spaces to the front.

Early viewing is advised to appreciate this fine home.



## ACCOMMODATION:

**Ground floor: ENTRANCE HALL:** Wood effect front door, wood stripped flooring

**LIVING ROOM:** 18' 9" x 10' 3" (5.72m x 3.12m) Bay window, wood stripped flooring, feature gas fire

**KITCHEN WITH DINING AREA :** 16' 1" x 10' 9" (4.9m x 3.28m) Excellent range of high and low level units with feature under lighting and chrome handles, stainless steel sink unit, integrated oven and 4 ring gas hob, chrome extractor fan and glass canopy, integrated fridge freezer, spot lighting, partly tiled walls, under stair storage

**UTILITY ROOM:** 7' 9" x 5' 5" (2.36m x 1.65m) Range of units, plumbed for washing machine, space for tumble dryer, stainless steel sink unit, formica work surfaces, partly tiled walls, tiled floor

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

**First Floor: LANDING:** Linen closet

**BEDROOM (1):** 15' 1" x 9' 1" (4.6m x 2.77m) Wood stripped flooring

**ENSUITE SHOWER ROOM:** Fully tiled shower cubicle, wall hung wash hand basin with chrome taps, low flush w.c, partly tiled walls, tiled floor

**BEDROOM (2):** 11' 3" x 9' 1" (3.43m x 2.77m) Wood stripped flooring

**BATHROOM:** Panel bath, wash hand basin with chrome taps, low flush w.c, tiled floor, partly tiled walls

**Second Floor: LANDING:** Storage closet

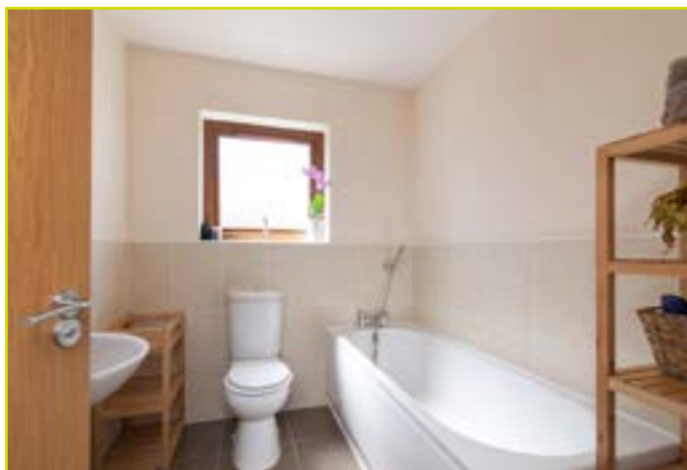
**BEDROOM (3):** 11' 1" x 9' 1" (3.38m x 2.77m)

**ENSUITE SHOWER ROOM:** Fully tiled shower cubicle, wall hung wash hand basin with chrome taps, low flush w.c, partly tiled walls, tiled floor

**BEDROOM (4):** 15' 3" x 9' 1" (4.65m x 2.77m) Wood stripped flooring, eaves storage

**Outside:** Enclosed rear garden in lawn with brick paviour patio. Two allocated parking spaces to the front.

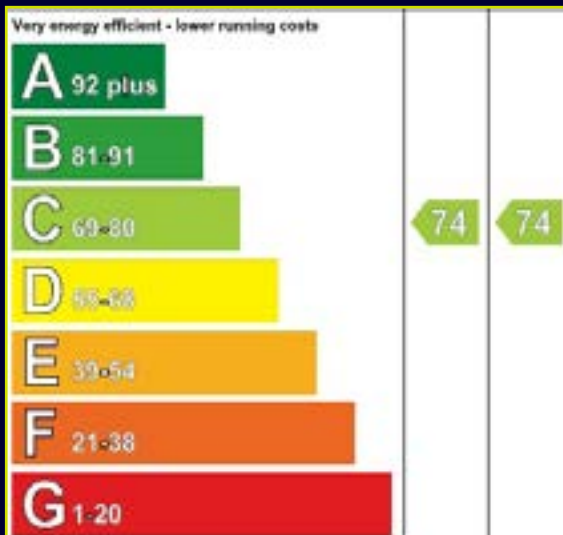




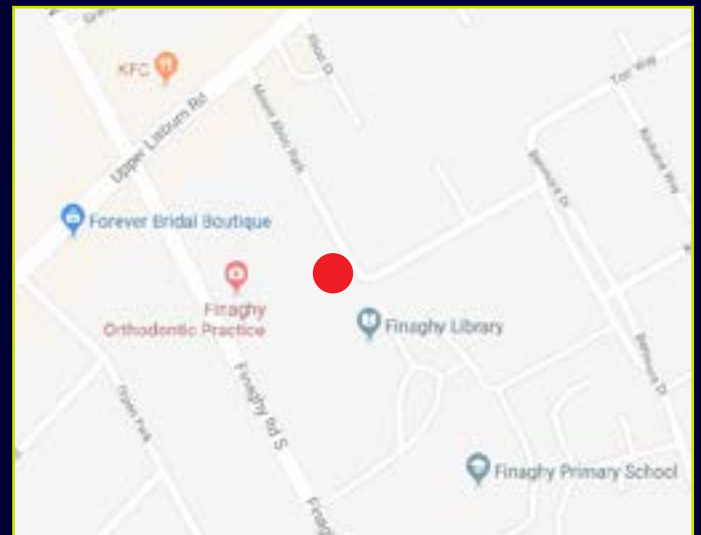
## FLOOR PLANS (NOT TO SCALE)



## EPC



## LOCATION MAP



**Dougan**  
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)



Dougan Residential for themselves and for the Vendors or Lessors of the property whose agents they are give notice that; i) these particulars are given without responsibility of Dougan Residential or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; ii) Dougan Residential cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; iii) no employee of Dougan Residential has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; iv) VAT may be payable on the purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; v) Dougan Residential will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.