

NEW BUILD



93A
Finaghy Road South
Belfast
BT10

Asking Price
£325,000

Dougan

RESIDENTIAL

Telephone 028 9030 8855
www.douganproperty.com



KEY FEATURES

- NEWLY CONSTRUCTED DETACHED FAMILY HOME C.1875 SQ FT
- Excellent Location Within Walking Distance Of Finaghy Village
- Close To Many Leading Primary, Secondary & Grammar Schools
- Contemporary Finish Ideal For Modern Family Living
- Bright And Spacious Living Room With Wood Burning Stove
- Open Plan Luxury Crafted Kitchen Open To Dining & Family Areas
- Separate Utility Room & Luxury Downstairs W.C
- Four Bedrooms (Master With Luxury Ensuite Shower Room)
- Contemporary First Floor Bathroom With Separate Fully Tiled Shower Cubicle
- Large South Facing Rear Garden In Lawn With Fencing And Hedges
- Brick Paviour Rear Patio Ideal For Year Round Entertaining
- Large Storage Shed
- Tarmac Driveway With Brick Paviour Border And Parking For Several Cars
- Gas Fired Central Heating
- Exceptional Level Of Finish - Viewing Highly Recommended
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ACCOMMODATION

Ground Floor

ENTRANCE HALL: Wood effect composite front door, tiled flooring, under stair recess, cloak room, spot lighting

LIVING ROOM: 16' 1" x 13' 7" (4.9m x 4.14m) Bay window, Origin Moon flooring, multi fuel burning stove with sleeper mantle and granite hearth

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

OPEN PLAN KITCHEN / DINING / FAMILY ROOM: 25' 9" x 25' 8" (7.85m x 7.82m) Luxury crafted kitchen with chrome handles, soft closing doors, stone work surfaces and matching upstand, five ring gas hob, chrome extractor fan with glass canopy, integrated oven, integrated fridge freezer, tiled floor, spot lighting, 2 x double doors to rear patio / garden. Measurement at widest points (L Shape)

UTILITY ROOM: 8' 2" x 5' 6" (2.49m x 1.68m) Stainless steel sink unit, plumbed for washing machine, wired for tumble dryer, gas boiler, door to rear garden

First Floor

LANDING: Roof space access, linen closet

MASTER BEDROOM: 15' 5" x 13' 8" (4.7m x 4.17m) Bay window

ENSUITE SHOWER ROOM: Luxury suite comprising a shower cubicle with drench shower head, wash hand basin with chrome taps and vanity drawers, low flush w.c, heated chrome towel radiator, extractor fan, spot lighting

BEDROOM (2): 13' 7" x 10' 9" (4.14m x 3.28m)

BEDROOM (3): 13' 9" x 12' 9" (4.19m x 3.89m)

BEDROOM (4): 10' 7" x 9' 8" (3.23m x 2.95m) Built in storage

BATHROOM: Luxury suite comprising a free standing bath with chrome taps, low flush w.c, wall hung wash hand basin with chrome taps and vanity drawers, fully tiled shower cubicle with chrome drench shower head, LED illuminated mirror with bluetooth speaker, heated chrome towel radiator, tiled floor, partly tiled walls, spot lighting

Outside

Tarmac driveway with sleeper border.

Rear south facing garden in lawn with brick paviour patio.

Timber fence and mature hedge boundary.

Large wooden storage shed.



SPECIFICATION

STUNNING FOUR BEDROOM DETACHED FAMILY HOME EXTENDING TO C. 1875 SQ FT CONTEMPORARY FINISH PERFECT FOR MODERN FAMILY LIVING

Kitchen

Stylish kitchen with stone worktops, upstands and splash back
Range of high quality cabinets including larder cupboards for additional storage
Concealed under cabinet lighting
Double undermounted sink with mixer taps
Integrated appliances to include, dishwasher, fridge freezer, gas hob, double oven, extraction unit

Utility room

Plumbed for washing machine and tumble dryer
Range of high quality cabinets
Stainless steel sink with mixer taps

Bathrooms

Selection of quality sanitary ware including vanity units to main bathroom and master ensuite
Overhead drench shower to main bathroom and master ensuite
Chrome towel radiators to main bathroom and master ensuite
LED illuminated mirror to main bathroom

Floor finishes

Quality tiling from Signature Tiles to hallway, kitchen, utility and bathrooms
High quality "Origin Moon" flooring to living room from The Wooden Floor Company
Carpets to bedrooms, stairs, landing and upstairs hotpress

Plumbing

Highly efficient gas heating system
Underfloor heating to ground floor areas
'Smart' thermostats throughout with ability to connect to smartphone for setting heating system remotely.
Outside tap

Electrical

High efficiency LED lighting throughout.
Downlights to kitchen, dining, living, hall, utility and bathrooms
Fully installed intruder alarm
Mains powered smoke, heat and carbon monoxide detectors
Outside double sockets to front and rear of house

External features

uPVC double glazed windows
High quality composite front door
Large rear garden turfed
Generous patio area for outside entertaining
Feature external lighting
Large semi permanent shed to rear of property (please note this is not covered by warranty)

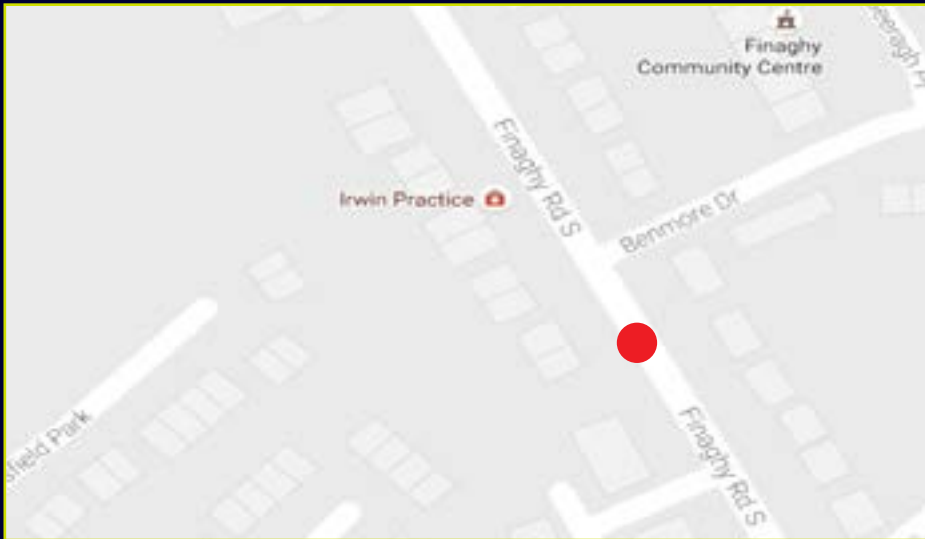
10 year warranty provided by Global Home Warranties







LOCATION MAP



LOCATION

Finaghy Road South, Belfast

FLOOR PLANS (NOT TO SCALE)



EPC



RICS

the mark of
property
professionalism
worldwide

Dougan

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