



19 Trossachs Drive  
Belfast  
BT10 0HS

Asking Price  
**£195,000**

**Dougan**

RESIDENTIAL

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



## KEY FEATURES

- Detached Family Home In Upper Malone South Belfast
- Excellent Location Close To Local Schools And Amenities
- Bright And Spacious Living Room Open To-
- Dining Room
- Fitted Kitchen
- Four Generous Bedrooms
- First Floor Bathroom
- Downstairs W.C
- Large, Private And Enclosed Rear Garden
- Front Garden And Driveway
- Detached Garage
- Gas Fired Central Heating
- Double Glazing
- Early Viewing Advised



## SUMMARY

Well presented detached family home located on Trossachs Drive, just off Finaghy Road South, Upper Malone, South Belfast. The property benefits from an excellent location offering ease of access to many leading schools, main arterial routes, public transport services and host of local amenities.

The property is deceptively spacious and comprises of a bright and spacious living room open to a dining, and a fitted kitchen on the ground floor. Four bedrooms and a family bathroom are to the first floor.

The property benefits from front and rear gardens and a detached garage.

Early viewing is advised.





## ACCOMMODATION:

### Ground Floor

**ENTRANCE HALL:** Pvc front door

**DOWNSTAIRS W.C.:** Low flush w.c, wash hand basin, tiled floor, partly tiled walls

**LIVING ROOM:** 15' 5" x 11' 5" (4.7m x 3.48m)

**OPEN TO -**

**DINING ROOM:** 11' 5" x 10' 7" (3.48m x 3.23m)

**KITCHEN:** 12' 3" x 7' 9" (3.73m x 2.36m) Range of high and low level units, stainless steel sink unit, formica work surfaces, space for fridge freezer, space for oven and hob, tongue and groove ceiling

### First Floor

#### LANDING:

**BEDROOM (1):** 15' 10" x 9' 5" (4.83m x 2.87m) Built in mirror robes

**BEDROOM (2):** 11' 3" x 9' 5" (3.43m x 2.87m)

**BEDROOM (3):** 10' 5" x 9' 3" (3.18m x 2.82m) Measurement at widest points

**BEDROOM (4):** 9' 3" x 6' 9" (2.82m x 2.06m)

**BATHROOM:** Panel bath, low flush w.c, pedestal wash hand basin, fully tiled walls, tongue and groove ceiling

#### Outside

**DETACHED GARAGE:** 17' 7" x 12' 7" (5.36m x 3.84m)

Driveway parking to front. Front garden in lawn.

Rear garden in lawn with patio.





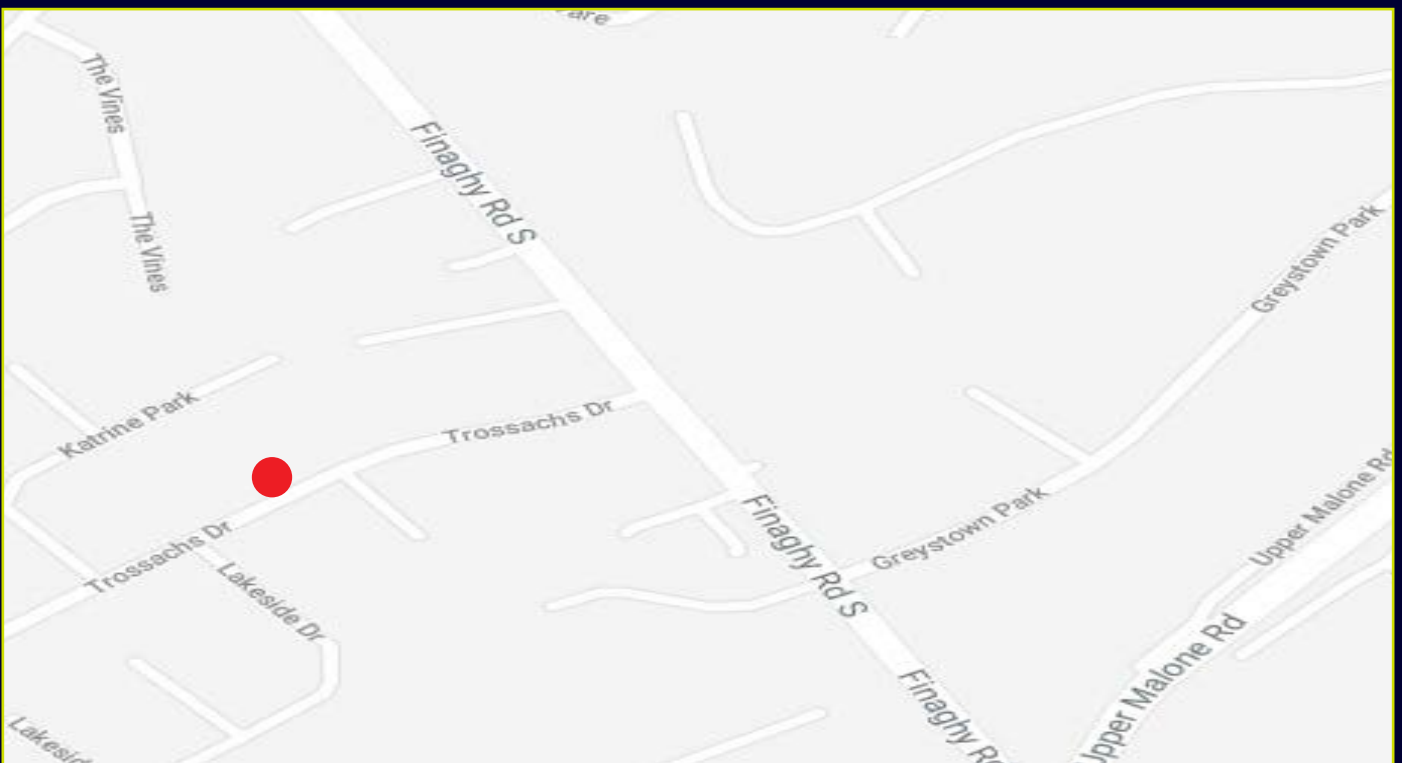




## FLOOR PLANS (NOT TO SCALE)



## LOCATION MAP



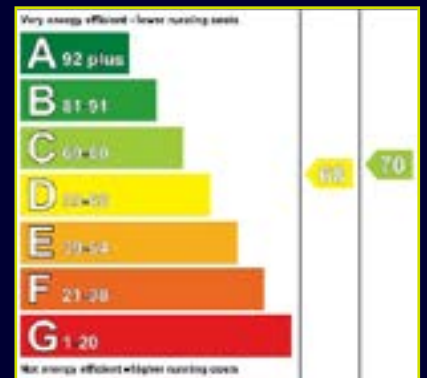
**DIRECTIONS:** Off Finaghy Road South

## EPC



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