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ENERGY PERFORMANCE CERTIFICATE



LOCATION MAP

34 Trossachs Drive
Belfast, BT10 0HS



Asking Price
£199,950

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FLOORPLANS Not To Scale





COMPRISES

Ground Floor

ENTRANCE HALL:

Composite front door, porcelain tiled floor

LIVING ROOM: 13' 2" x 9' 11" (4.01m x 3.02m)

Recess for fireplace with granite hearth

KITCHEN OPEN TO DINING: 16' 5" x 12' 6" (5m x 3.81m)

Excellent range of high and low level units with chrome handles, marble effect work surfaces, sink and drainer with chrome mixer tap, integrated Beko oven and 4 ring halogen hob, chrome extractor fan with glass canopy, integrated washing machine, integrated dish washer, integrated fridge, breakfast bar, porcelain tiled floor

First Floor

LANDING: Roof space access

BEDROOM (1): 13' 1" x 12' 10" (3.99m x 3.91m)

Built in storage

First Floor Continued.....

BEDROOM (2): 9' 10" x 6' 9" (3m x 2.06m)

Built in storage

BEDROOM (3): 9' 9" x 9' 7" (2.97m x 2.92m)

Built in storage

BATHROOM:

Luxury white suite comprising of a corner, wall hung wash hand basin, free standing bath with chrome taps and drench shower fitting, low flush w.c, metro style wall tiling and ceramic tiled floor

Outside

DETACHED GARAGE: 20' 5" x 12' 7" (6.22m x 3.84m)

Front, side and rear gardens laid in lawn with mature hedges and shrubs.

Driveway parking.

KEY FEATURES

- Stunning Semi-Detached Family Home Occupying An Excellent Corner Site
- Recently Renovated To An Exceptional Standard
- Bright And Spacious Living Room
- Modern Kitchen Open To Dining / Living Area
- Three Generous Bedrooms
- Luxury First Floor Bathroom
- Detached Garage
- Driveway Parking
- South Westerly Facing Rear Garden
- Double Glazing
- Updated Gas Heating System
- Fully Re-Wired & Re-Plumbed
- Superb Upper Malone Location
- Ease Of Access To Finaghy Village
- Main Arterial Routes And Public Transport Services Close At Hand
- Early Viewing Advised



SUMMARY

Stunning, recently refurbished semi-detached villa located of Finaghy Road South, Upper Malone, South Belfast. This fine home has been finished to an exceptional standard and boasts all the attributes associated with modern living.

In brief, the accommodation comprises of a bright and spacious living room and a modern kitchen open to dining / living room on the ground floor.

Three bedrooms and a luxury bathroom are to the first floor.

The property occupies a generous plot with gardens to the front, side and rear, driveway parking and a detached garage.

Early viewing is advised to appreciate this fine home.

