



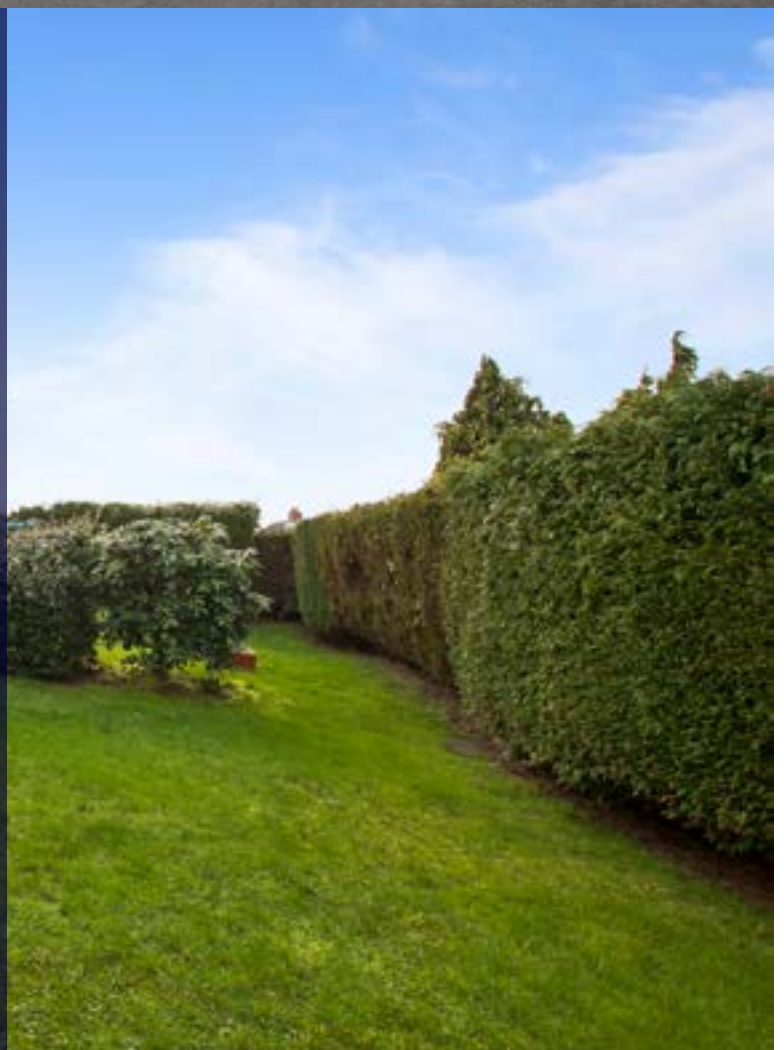
47 Katrine Park
Belfast
BT10 0HT

Asking Price
£195,000

Dougan

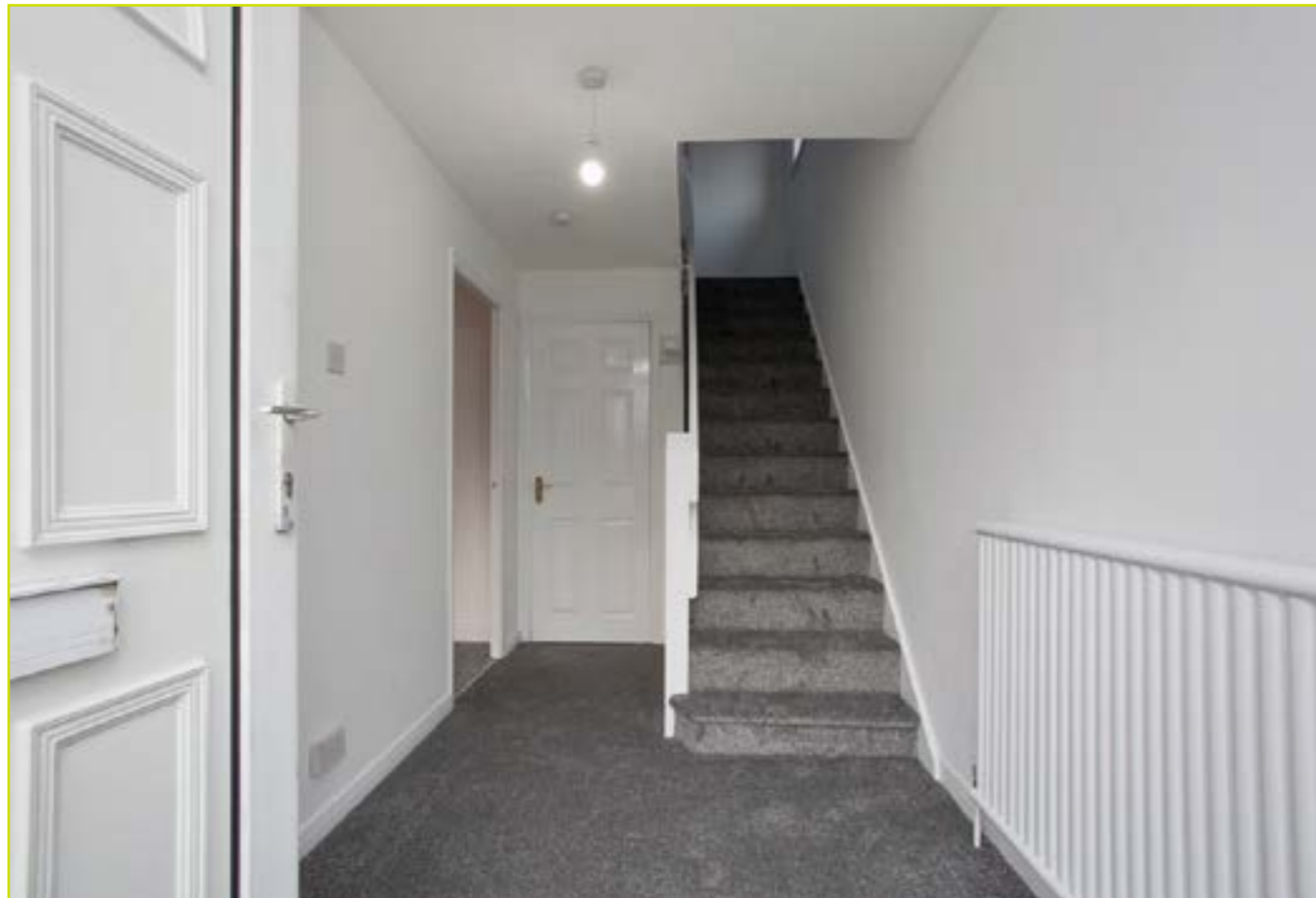
RESIDENTIAL

Telephone 028 9030 8855
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KEY FEATURES

- Detached Family Home Occupying A Generous Corner Site
- Many Leading Schools Close At Hand
- Quiet Cul-De-Sac Location
- Bright And Spacious Living Room Open To Dining Room
- Fully Fitted Kitchen
- Three Generous Bedrooms
- First Floor Family Bathroom
- Front And Side Gardens Laid In Lawn
- Large Rear Garden Laid In Lawn
- Brick Paviour Driveway Leading To Detached Garage
- Gas Heating / Double Glazing
- Excellent Upper Malone Location
- Early Viewing Advised



SUMMARY

Detached family home occupying a generous corner site in a quiet cul-de-sac off Trossachs Drive. The property is located within walking distance of many local amenities and public transport services are easily accessible. Many leading schools are close at hand.

The property has been maintained to an excellent standard by the present owners. The accommodation comprises of a through lounge open to dining room and a kitchen on the ground floor. Three bedrooms and a well appointed bathroom are to the first floor.

The property further benefits from a large private and secluded rear garden laid in lawn and a brick paviour driveway leading to a detached garage.

Early viewing is advised.



ACCOMMODATION:

Ground Floor

ENTRANCE HALL: Pvc front door, under stair storage

LIVING ROOM: 25' 7" x 16' 4" (7.8m x 4.98m)

Feature fire place

OPEN TO:

DINING ROOM: Doors to rear garden

KITCHEN WITH DINING AREA : 12' 1" x 7' 1" (3.68m x

2.16m) Range of high and low level units with chrome handles, stainless steel sink unit, formica work surfaces, integrated oven and hob, extractor fan, integrated fridge freezer, plumbed for washing machine, partly tiled walls

First Floor

LANDING: Roof space access

BATHROOM: Low flush w.c, panel bath with electric shower over, pedestal wash hand basin

BEDROOM (1): 12' 7" x 9' 6" (3.84m x 2.9m) Built in storage

BEDROOM (2): 10' 2" x 9' 8" (3.1m x 2.95m) Built in storage

BEDROOM (3): 9' 6" x 6' 7" (2.9m x 2.01m) Built in storage

Outside

DETACHED GARAGE:

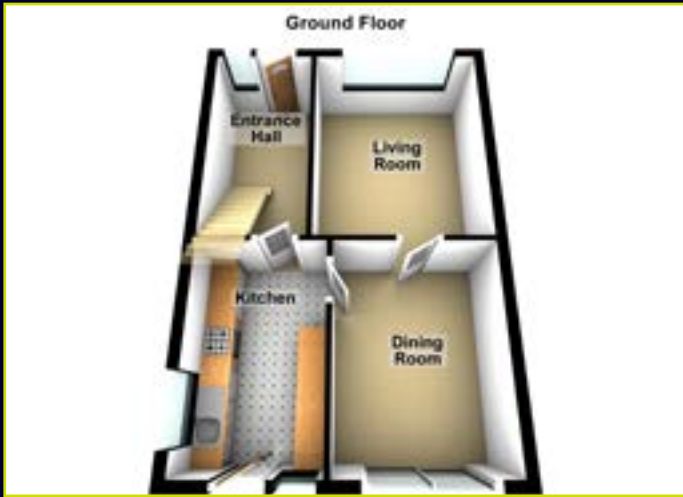
Front garden in lawn. Brick paviour driveway.

Large rear garden laid in lawn with patio and mature hedges.





FLOOR PLANS (NOT TO SCALE)

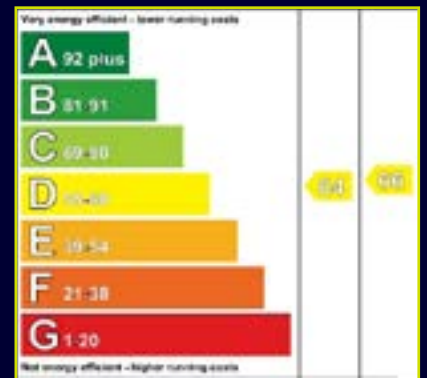


LOCATION MAP



DIRECTIONS: Travelling down Finaghy Road South from Upper Malone, turn left on to Trossach Drive. Katrine Park is on the right hand side.

EPC



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