



12 The Vines  
Belfast  
BT10 0GP

Asking Price  
£139,950

**Dougan**

RESIDENTIAL

Telephone 028 9030 8855  
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## KEY FEATURES

- Semi-Detached Family Home In Need Of Updating
- Popular And Convenient Location Close To Local Shops And Amenities
- Finaghy Village Within Walking Distance
- Public Transport And Main Arterial Routes Easily Accessible
- Bay Fronted Through Lounge
- Fitted Kitchen
- Three Generous Bedrooms
- First Floor Shower Room
- Large Private Rear Garden With Patio
- Driveway Parking To Front For Several Cars
- Detached Garage
- Oil Fired Central Heating
- Double Glazed
- Early Viewing Advised



## SUMMARY

Semi-detached family home in need of some general updating located in a popular development off Finaghy Road South. Many local amenities are close at hand and main arterial routes and public transport services are easily accessible.

Internally the property comprises of bay fronted living room through to dining, and a kitchen on the ground floor. A shower room and three generous bedrooms are to the first floor.

The property further benefits from a private rear garden with large patio, detached garage and driveway parking for several cars.

Early viewing is advised to appreciate this fine home.



**ACCOMMODATION:**

**Ground Floor**

**ENTRANCE PORCH:** Pvc front door

**ENTRANCE HALL:** Cornicing, under stair storage

**LIVING ROOM (THROUGH LOUNGE):** 24' 6" x 10' 9" (7.47m x 3.28m) Bay fronted, cornicing

**KITCHEN:** 10' 1" x 7' 4" (3.07m x 2.24m) Range of high and low level units, formica work surfaces, stainless steel sink unit, space for fridge freezer, tiled floor, partly tiled walls

**First Floor**

**LANDING:** Roof space access

**SHOWER ROOM:** White suite comprising low flush w.c, pedestal wash hand basin with chrome taps, shower cubicle with electric shower

**BEDROOM (1):** 12' 1" x 8' 7" (3.68m x 2.62m) Built in robes

**BEDROOM (2):** 11' 3" x 10' 6" (3.43m x 3.2m) Built in robes

**BEDROOM (3):** 8' 1" x 7' 5" (2.46m x 2.26m) Built in robes

**Outside**

**DETACHED GARAGE:** 16' 2" x 8' 1" (4.93m x 2.46m)

Driveway parking to front. Private rear garden laid in lawn with large patio

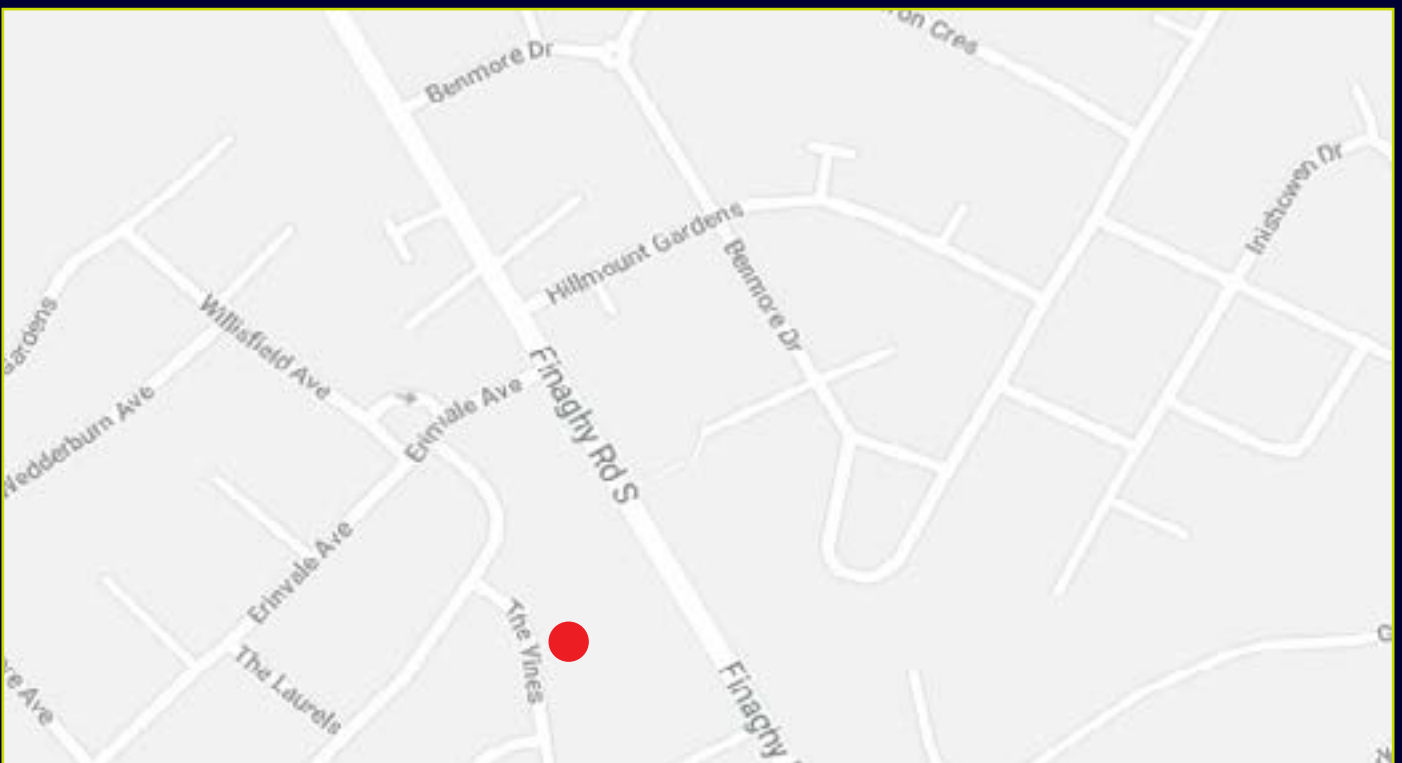




## FLOOR PLANS (NOT TO SCALE)

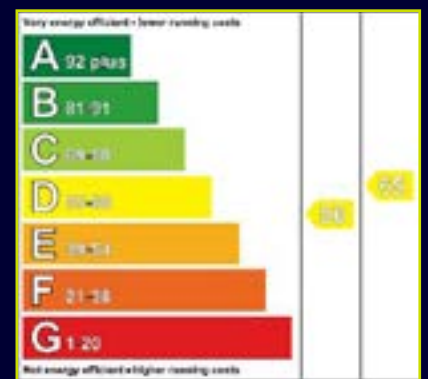


## LOCATION MAP



**DIRECTIONS:** Travelling down Finaghy Road South turn left into Erinvale Avenue. The Vines is located on the left

## EPC



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