



13 Rathmore Gardens
Belfast
BT10 0FX

Asking Price
£144,950

Dougan

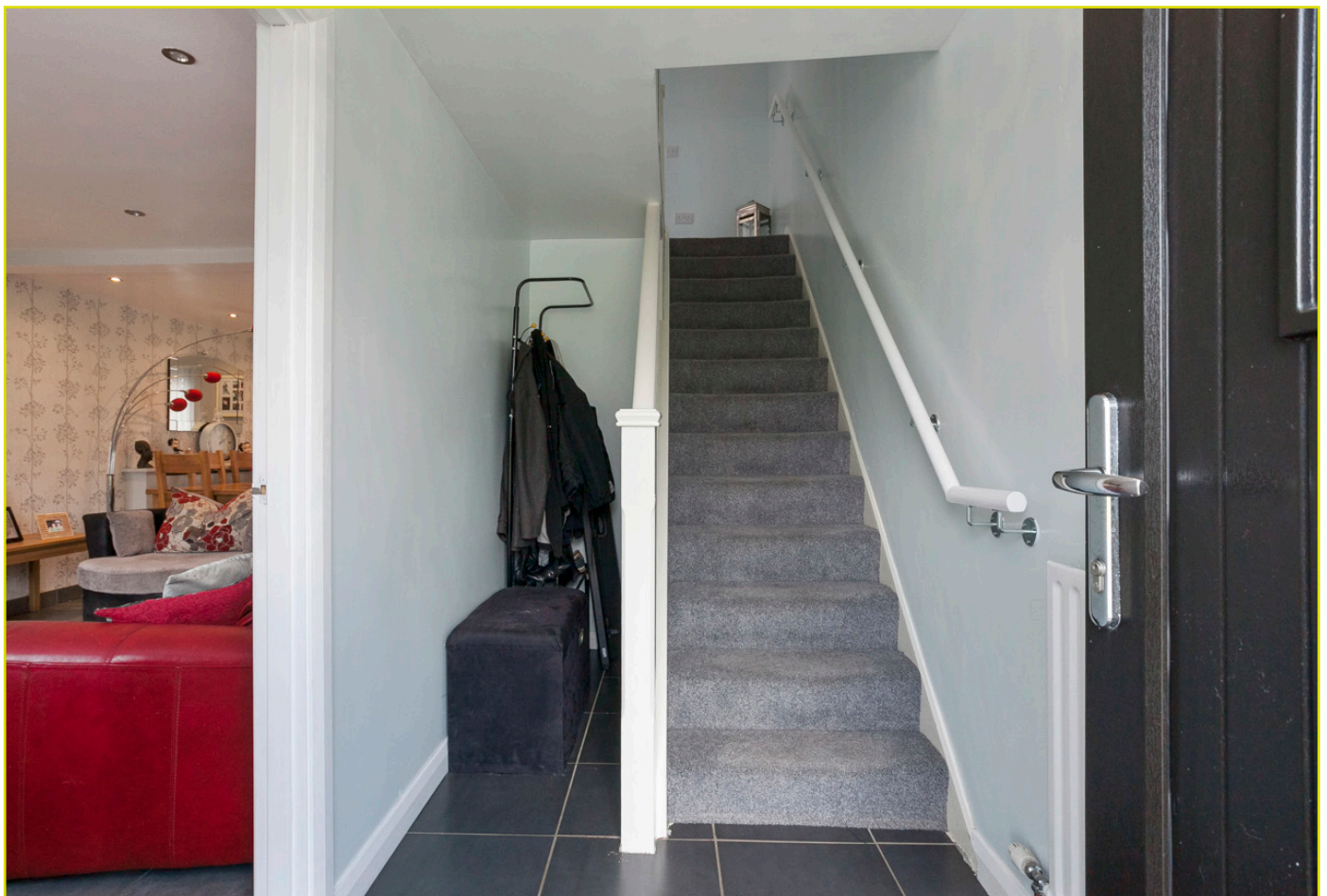
RESIDENTIAL

Telephone 028 9030 8855
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KEY FEATURES

- Very Well Presented End Terrace
- Excellent Location Close To Many Local Amenities Of Finaghy Village
- Ease Of Access To Main Arterial Routes And Public Transport Links
- Excellent Corner Site In A Quiet Cul-De-Sac
- Bright And Spacious Through Lounge Open To -
- Modern Locally Hand Crafted Kitchen With Dining Area
- Three Generous Bedrooms
- Well Appointed First Floor Shower Room
- Covered Utility Area
- Rear Garden And Raised Patio
- Detached Garage
- Gas Heating
- Double Glazed
- Driveway Parking
- Early Viewing Advised



SUMMARY

Well presented end terrace located in a quiet-cul-de-sac in Erinvale, Finaghy, South Belfast. Finaghy village is within walking distance and public transport services and main arterial routes are easily accessible.

The property has benefited from updating by the current owners over recent years boasts adaptable and spacious accommodation. The ground floor comprises of bright and spacious living room open to a modern kitchen and dining area. Three bedrooms and a luxury shower room are to the first floor.

The property enjoys an excellent site and benefits from driveway parking, detached garage and front and rear gardens.

Early viewing is advised.



ACCOMMODATION:

Ground Floor

ENTRANCE HALL: Tiled floor, pvc front door

LIVING ROOM: 11' 10" x 11' 6" (3.61m x 3.51m) Tiled floor
open to:

KITCHEN WITH DINING AREA : 17' 1" x 10' 10" (5.21m x 3.3m) Locally hand crafted kitchen comprising of a range of high gloss low level units, work surfaces with matching upstands, stainless steel sink unit, integrated oven and hob with extractor fan over, integrated fridge, spot lighting, tiled floor

First Floor

LANDING: Roof space access (floored), linen closet

BEDROOM (1): 12' 1" x 10' 9" (3.68m x 3.28m)

BEDROOM (2): 10' 7" x 8' 9" (3.23m x 2.67m)

BEDROOM (3): 9' 1" x 7' 4" (2.77m x 2.24m) Built in storage

SHOWER ROOM: Fully tiled shower cubicle, low flush w.c, wash hand basin, tiled floor, spot lighting

Outside

DETACHED GARAGE: Driveway parking.

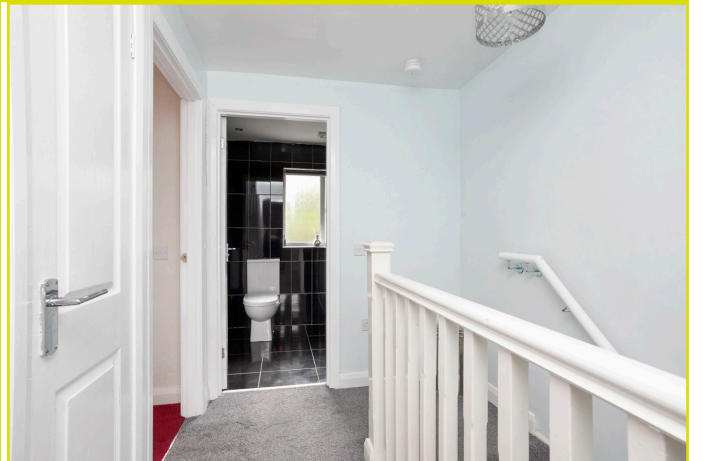
Covered utility area.

Paved front garden.

Rear garden laid in lawn with raised patio. Mature hedges and shrubs.

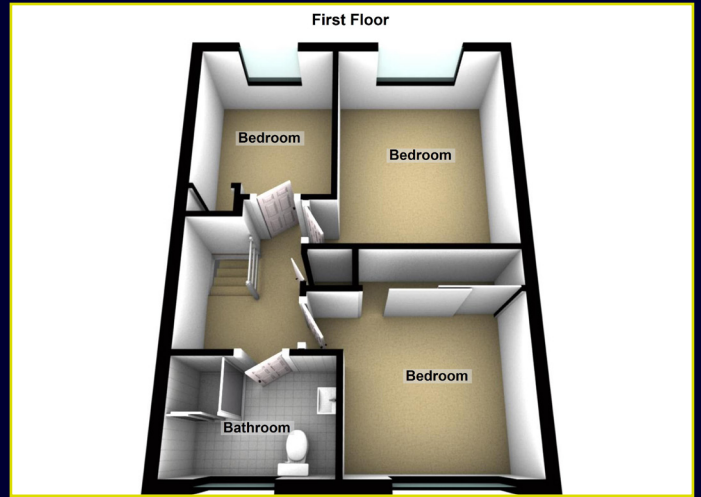
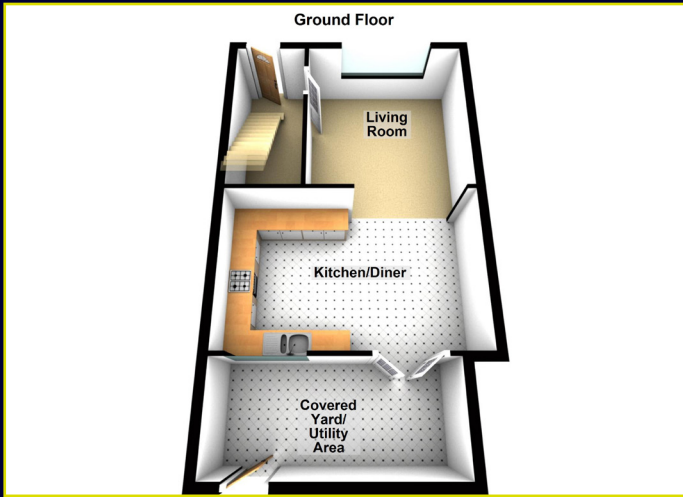




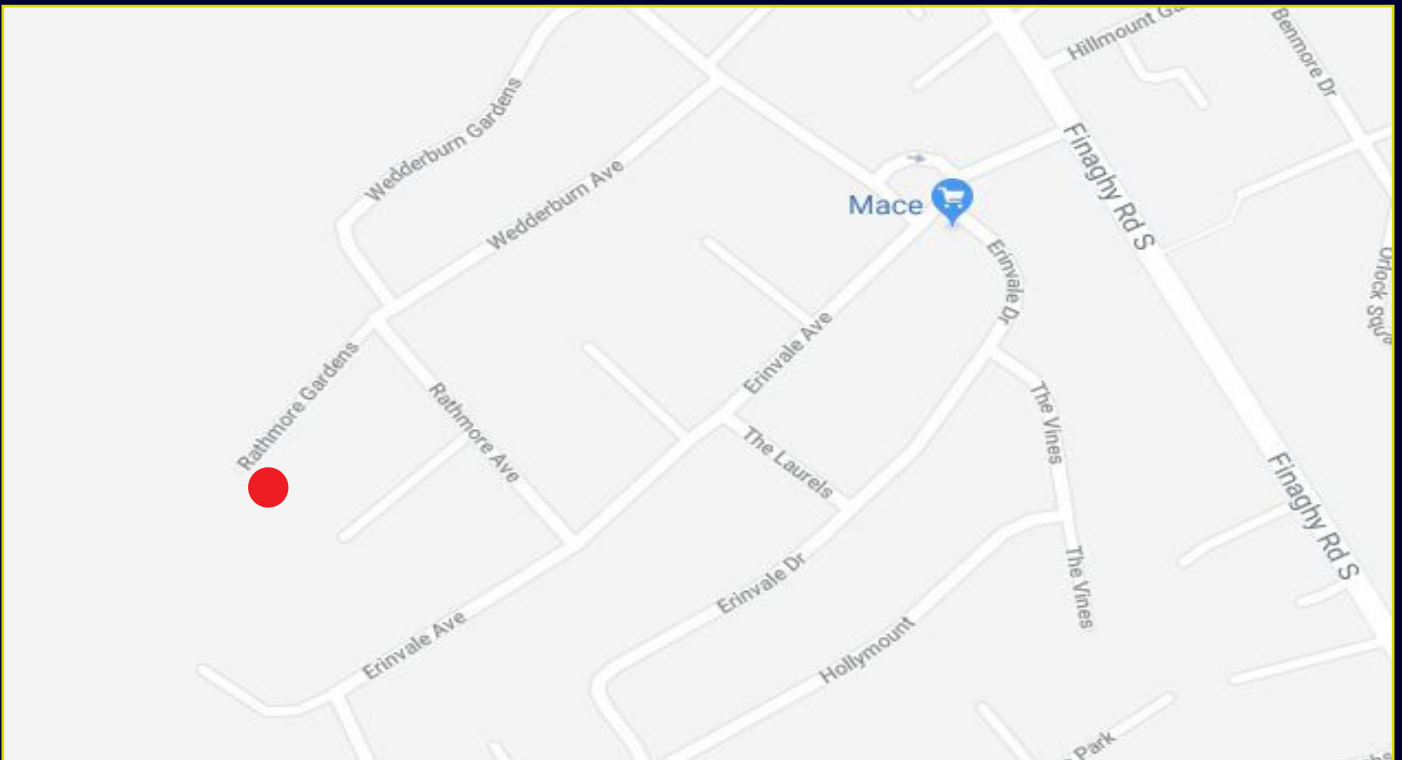




FLOOR PLANS (NOT TO SCALE)

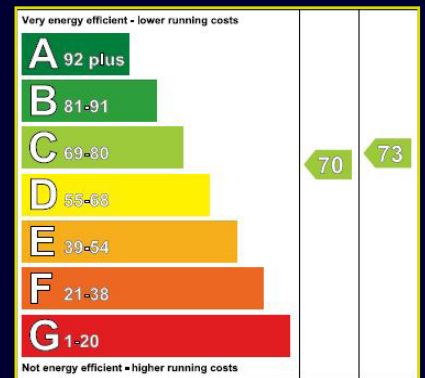


LOCATION MAP



DIRECTIONS: Travelling from down Finaghy Road South from Upper Malone turn left in to Erinvale Avenue. Take the fourth street on the right and Rathmore Garden is the second street on the left

EPC



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