



15 The Vines
Belfast
BT10 0GP

Asking Price
£159,950

Dougan

RESIDENTIAL

Telephone 028 9030 8855
www.douganproperty.com



KEY FEATURES

- Very Well Presented Semi-Detached
- Excellent Location Close To Finaghy Village
- Public Transport Services Easily Accessible
- Through Lounge With Wood Burning Stove
- Modern Fully Fitted Kitchen
- Three Generous Bedrooms
- Modern Bathroom In White Suite
- Private Rear Garden In Lawn With Patio
- Parking For Several Cars
- Detached Garage
- Oil Fired Central Heating
- Double Glazed
- Early Viewing Advised



SUMMARY

Very well presented semi-detached family home located in a quiet cul-de-sac off Finaghy Road South. The property benefits from an excellent location within walking distance of Finaghy village and offers ease of access to main arterial routes and public transport services.

The property has been very well maintained by the present owners. The accommodation briefly comprises of a through lounge and kitchen on the ground floor. Three bedrooms and a well appointed bathroom are to the first floor.

The property further benefits from driveway parking for several cars, a private rear garden, oil heating and double glazing.

Early viewing is advised to appreciate this fine home.



ACCOMMODATION:

Ground Floor

ENTRANCE HALL: Black and white chequered tiled floor, cornicing, under stair storage

THROUGH LOUNGE: 24' 2" x 10' 8" (7.37m x 3.25m) Feature wood burning stove with railway sleeper over, wood strip flooring, cornicing

KITCHEN: 10' 1" x 7' 3" (3.07m x 2.21m) Range of high and low level units with chrome handles and feature under lighting, glazed display cabinet, stainless steel sink unit, wood effect work surfaces, integrated oven and four ring halogen hob, chrome extractor fan, space for fridge freezer, plumbed for washing machine, tiled floor, partly tiled walls

First Floor

LANDING: Roof space access, cornicing

BEDROOM (1): 12' 7" x 10' 8" (3.84m x 3.25m)

BEDROOM (2): 11' 3" x 10' 8" (3.43m x 3.25m) Cornicing

BEDROOM (3): 8' 2" x 7' 5" (2.49m x 2.26m) Build in storage, cornicing

BATHROOM: Panel bath with electric shower over, low flush w.c, pedestal wash hand basin with chrome taps, spot lighting, partly tiled walls, tiled floor, linen closet

Outside

DETACHED GARAGE: 16' 9" x 1' 0" (5.11m x 0.3m) Light and power **Driveway parking for several cars.**

Rear garden laid in lawn with patio and timber fencing.

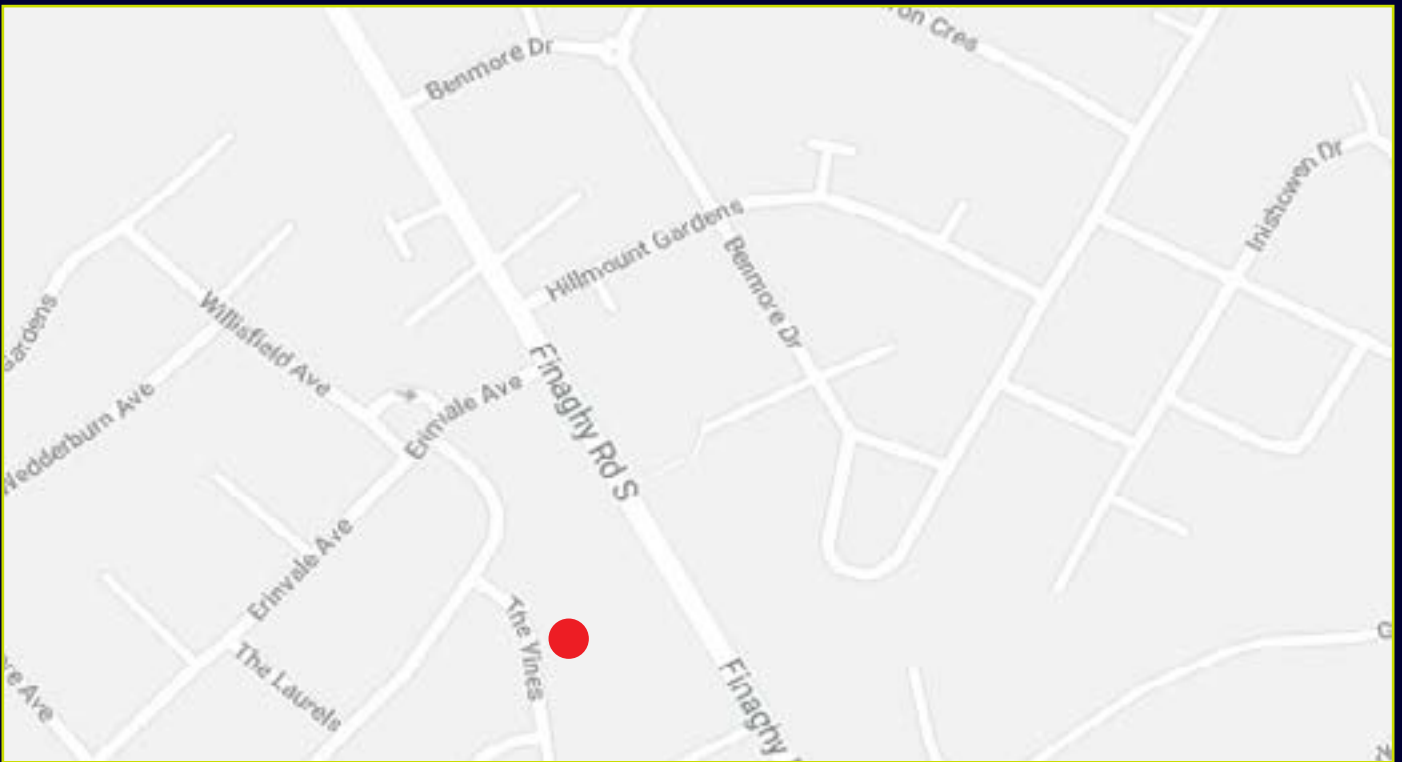




FLOOR PLANS (NOT TO SCALE)



LOCATION MAP



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

EPC



Dougan
RESIDENTIAL

6 Orpen Shopping Centre Upper Lisburn Road
Belfast BT10 0BG
Telephone 028 9030 8855
Email info@douganproperty.com
Web www.douganproperty.com

Dougan Residential for themselves and for the Vendors or Lessors of the property whose agents they are give notice that; i) these particulars are given without responsibility of Dougan Residential or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; ii) Dougan Residential cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; iii) no employee of Dougan Residential has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; iv) VAT may be payable on the purchase price and/or rent, all figures are quoted exclusive of VAT; intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; v) Dougan Residential will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.