



105 Sicily Park
Belfast
BT10 0AP

Asking Price
£162,500

Dougan

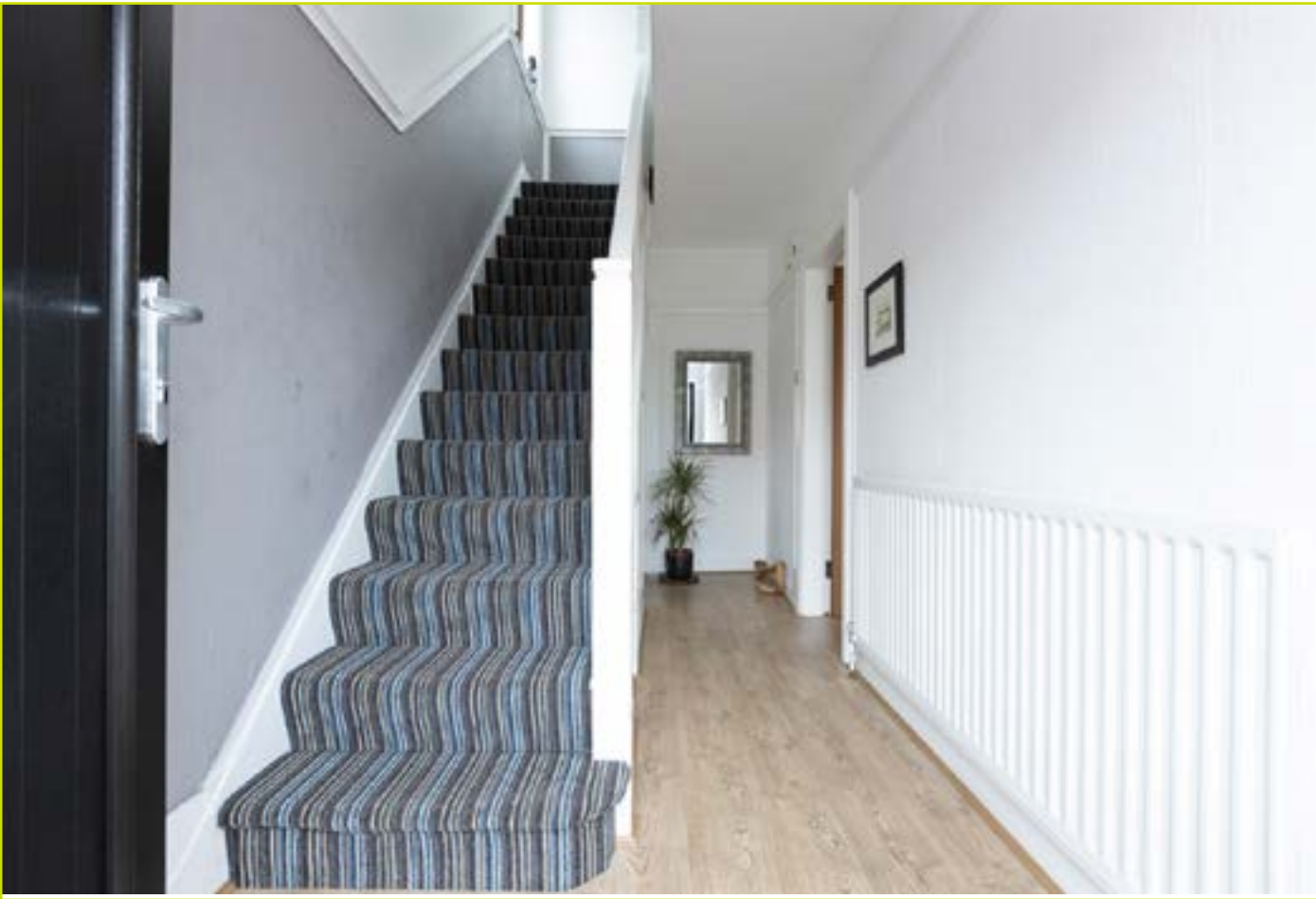
RESIDENTIAL

Telephone 028 9030 8855
www.douganproperty.com



KEY FEATURES

- Well Presented Semi-Detached Family Home
- Superb Location Within Walking Distance To Finaghy Village
- Belfast City Centre Easily Accessible By Bus, Car Or Rail
- Bright And Spacious Open Plan Living/Dining Room
- Fitted Kitchen
- Three Bedrooms
- Well Appointed First Floor Family Bathroom
- Large South Facing Rear Garden With Patio Area
- Driveway Parking And Detached Garage
- Recently Installed Gas Fired Central Heating
- Double Glazing
- Excellent Potential To Create The Perfect Home
- Early Viewing Is Advised



SUMMARY

Well presented semi-detached family home located in Sicily Park within walking distance of all the amenities of Finaghy village. Many leading schools are close at hand and the property offers ease of access to main arterial routes and public transport services linking Belfast, Lisburn and surrounding towns.

The property offers spacious accommodation comprising of an open plan living/dining room with patio doors to rear garden and kitchen on the ground floor. Three bedrooms and well appointed bathroom are to the first floor.

The property benefits from driveway parking, a detached garage, a south facing rear garden laid in lawn with patio and recently installed gas fired central heating

Early viewing is advised to appreciate this fine home.



ACCOMMODATION:

Ground Floor

ENTRANCE HALL: Laminate wooden floor, picture rail, cornicing, under stair cloaks recess

LIVING & DINING ROOM: 27' 9" x 9' 6" (8.46m x 2.9m)

Laminate wooden floor, feature fire place with wooden mantle.
Doors to rear garden

KITCHEN: 15' 9" x 5' 8" (4.8m x 1.73m) Range of high and low level units, space for fridge freezer, plumbed for washing machine, stainless steel sink unit, integrated oven and hob and extractor fan over, partly tiled walls, tiled floor, shelving, spot lighting

First Floor

LANDING:

BATHROOM: Low flush w.c, pedestal wash hand basin with chrome taps, panel bath, partly tiled walls, partial tongue and groove walls, tongue and groove ceiling,

BEDROOM (1): 11' 10" x 10' 11" (3.61m x 3.33m)

BEDROOM (2): 11' 10" x 10' 10" (3.61m x 3.3m)

BEDROOM (3): 6' 5" x 5' 10" (1.96m x 1.78m)

Outside

DETACHED GARAGE: 6' 5" x 5' 10" (1.96m x 1.78m)

Driveway parking for several cars.

South facing rear garden laid in lawn with patio, mature hedges and timber fencing,





FLOOR PLANS (NOT TO SCALE)

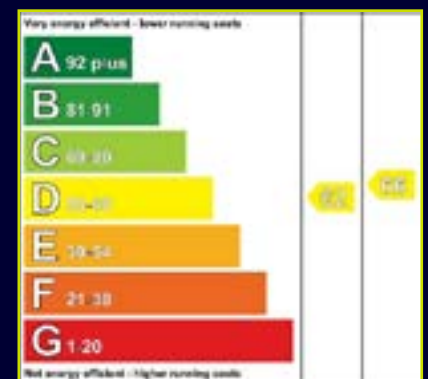


LOCATION MAP



DIRECTIONS: Travelling down the Upper Lisburn Road from the Finaghy crossroads towards Belfast, Sicily Park is located on the right hand side

EPC



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