

Dougan

RESIDENTIAL

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douganproperty.com



10 The Vines
Belfast, BT10 0GP

Asking Price £164,950

KEY FEATURES

- Extended Semi-Detached Family Home
- Excellent Location Within Walking Distance Of Finaghy Village
- Belfast City Centre Easily Accessible
- Public Transport Services Close At Hand
- Bay Fronted Living Room
- Extended Lounge & Dining Area
- Modern Kitchen
- Downstairs W.C
- Three Generous Bedrooms
- Luxury First Floor Bathroom With Separate Shower Cubicle
- Fixed Staircase Leading To Floored Roofspace
- Private And Enclosed Rear Garden
- Widened Driveway Parking For Two Vehicles
- Detached Garage
- Gas Heating & Double Glazing
- Early Viewing Advised



SUMMARY

Very well presented and extended semi-detached family home, well positioned in a popular and convenient development off Finaghy Road South. Finaghy village is within walking distance and Belfast city centre is easily accessible by bus, car or rail.

The accommodation is deceptively spacious and comprises of a bay fronted living room, extended lounge with dining area, kitchen and downstairs w.c on the ground floor. To the first floor are three bedrooms and a well appointed bathroom in white suite. A fixed staircase leads to a floored roofspace.

The property further benefits from driveway parking for two cars, leading to a detached garage and a private and enclosed, low maintenance rear garden with patio and raised decking.

Early viewing is advised to appreciate this fine home.

ACCOMMODATION:

Ground floor:

ENTRANCE PORCH: Double glazed door with side panels

ENTRANCE HALL: Hardwood glazed door, tiled floor, dado rail, cornicing

LIVING ROOM: 22' 3" x 10' 9" (6.78m x 3.28m)
Feature fireplace, dado rail, sliding doors to rear garden

DINING ROOM: 11' 2" x 10' 9" (3.4m x 3.28m) Bay window, cornicing, laminate wooden floor

KITCHEN: 14' 4" x 7' 5" (4.37m x 2.26m) Excellent range of high and low level units, 1 1/2 bowl single drainer sink unit with mixer taps, integrated hob and oven, space for dishwasher, space for fridge freezer, vertical radiator, spot lighting, tiled floor

DOWNSTAIRS W.C.: White suite comprising a low flush w.c, pedestal wash hand basin with chrome taps, tiled walls and tiled floor

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First Floor

LANDING: Staircase to floored roofspace

BATHROOM: White suite comprising of a corner bath with chrome fittings, pedestal wash hand basin with chrome taps, fully tiled shower cubicle, low flush w.c, heated chrome towel radiator, hot press, tiled floor, fully tiled walls

BEDROOM (1): 10' 9" x 10' 6" (3.28m x 3.2m) Built in robes, laminate wooden floor

BEDROOM (2): 10' 9" x 8' 8" (3.28m x 2.64m)
Laminate wooden floor

BEDROOM (3): 8' 1" x 7' 6" (2.46m x 2.29m) Built in robe, laminate wooden floor

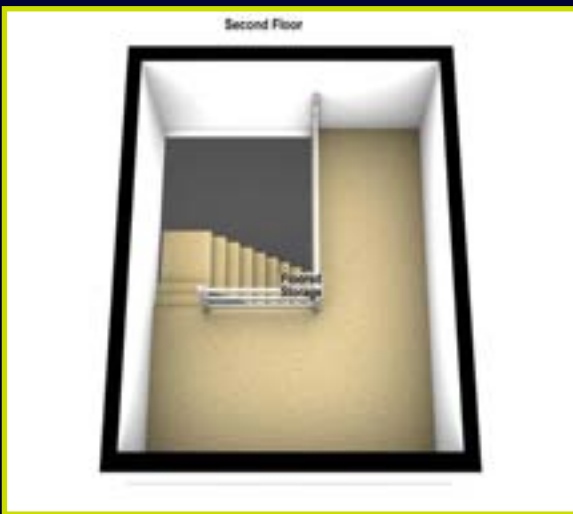
Outside

DETACHED GARAGE: 21' 7" x 9' 4" (6.58m x 2.84m)
Plumbed for washing machine. Private and enclosed rear garden laid in loose stone, mature hedging, timber fencing, patio and decked areas

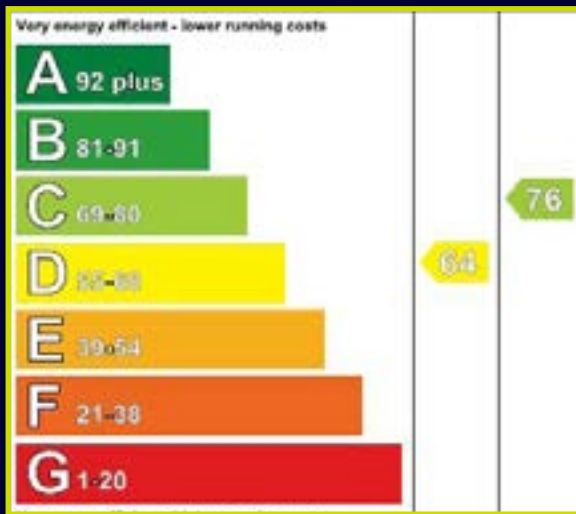




FLOOR PLANS (NOT TO SCALE)



EPC



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