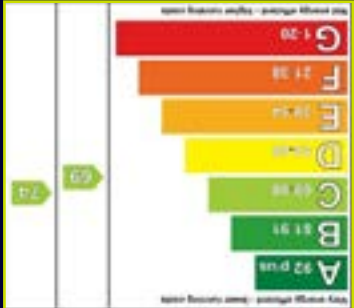


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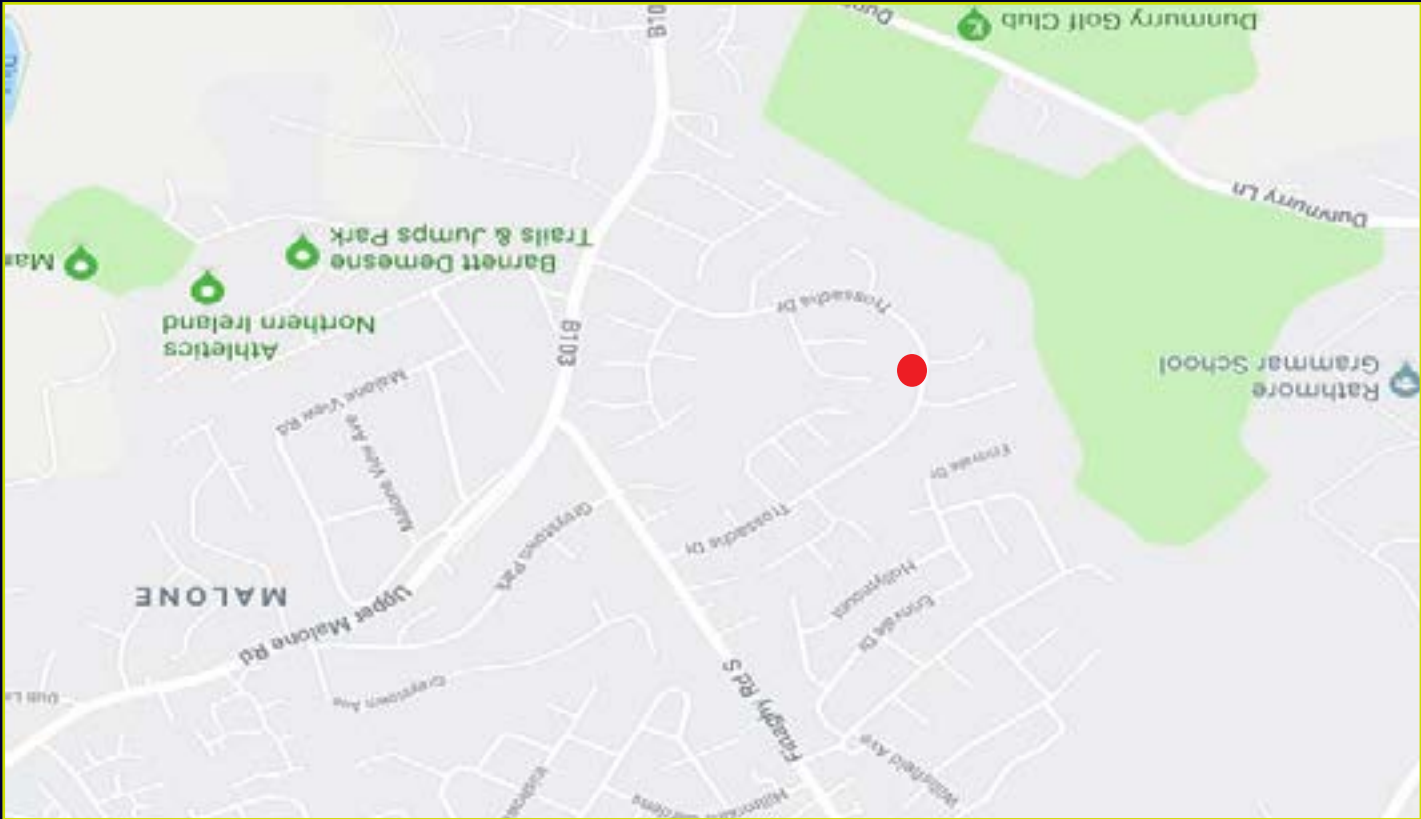


ENERGY PERFORMANCE CERTIFICATE



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

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LOCATION MAP

82 Trossachs Drive

Belfast, BT10 0HU



Asking Price
£244,950

Telephone 028 9030 8855
www.douganproperty.com

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FLOORPLANS Not To Scale





COMPRISES

ENTRANCE HALL: Pvc front door, laminate wooden floor,
under stair storage recess

LIVING ROOM: 13' 2" x 12' 4" (4.01m x 3.76m) Laminate
wooden floor, feature gas fire with wooden railway sleeper
mantle and slate hearth

**KITCHEN WITH DINING AREA : 18' 5" x 10' 9" (5.61m
x 3.28m)** Excellent range of high and low level units with
chrome handles and feature underlighting, integrated 5
ring gas hob With "Hoover" chrome extractor fan over and
separate "Hoover" oven, integrated fridge freezer,
integrated "Neff" dishwasher, stainless steel sink unit with
chrome mixer taps, granite effect work surfaces, ceramic
tiled floor, excellent storage, recessed low level spot lighting,

OPEN TO SUN ROOM:

SUN ROOM: 11' 10" x 9' 6" (3.61m x 2.9m)
Wood effect tiled flooring

FIRST FLOOR

LANDING: Airing cupboard with linen shelving

BEDROOM (1): 13' 7" x 12' 6" (4.14m x 3.81m)
Measurement at widest points. laminate wooden floor

BEDROOM (2): 12' 4" x 10' 3" (3.76m x 3.12m)
Measurement at widest points, laminate wooden floor

BEDROOM (3): 9' 1" x 8' 8" (2.77m x 2.64m)
Measurement at widest points, laminate wooden floor

BATHROOM: Contemporary white suite, panel bath with
chrome drench shower over, low flush w.c, wall hung wash
hand basin with drawers and chrome handles, cupboard, fully
tiled walls, tiled floor, heated towel radiator, spot lighting

Outside

GARAGE: 19' 9" x 10' 0" (6.02m x 3.05m) Utility area -
plumbed for washing machine, formica work surfaces,
stainless steel sink unit, Worcester gas boiler

Driveway parking to front for several cars
Front garden laid in lawn

Rear garden in lawn with patio area, raised decking and
sitting area, timber fence surround and mature borders

KEY FEATURES

- Stunning, Extended Detached Family Home
- Excellent Location With The Lisburn Road, Malone Road And Finaghy Village
Close At Hand
- Many Of The Provinces Leading Primary, Secondary And Grammar Schools
Easily Accessible
- Many Local Amenities Within Walking Distance
- Bright And Spacious Living Room With Feature Gas Fire
- Bespoke Crafted Kitchen Open To Dining Area
- Open To Sun Room
- Three Generous Bedrooms
- Luxury Family Bathroom In Contemporary White Suite
- Front Garden In Lawn & Rear Garden in Lawn With Patio And Decking
- Driveway Leading To Garage Complete With Utility Area
- Gas Fired Central Heating / Double Glazed
- Finished To An Exceptional Standard Throughout
- Early Viewing Advised Strictly By Appointment



SUMMARY

Immaculately presented, extended, link-detached family home located in Upper Malone, South Belfast. The property has been finished to an excellent standard and benefits from all the attributes of modern living. Many leading schools such as St Annes Primary, Rathmore Grammar and Hunter House are close at hand. The Lisburn Road, Malone Road, Finaghy Village and Belfast City Centre, along with main arterial routes, are easily accessible,

The property comprises of a bright and spacious living room with feature gas fire, and a bespoke, crafted kitchen with a range of integrated appliances with family dining area open to a sun room on the ground floor. To the first floor are three generous bedrooms and a recently fitted, luxury bathroom in a contemporary white suite.

Externally the property benefits from a driveway with parking for several cars leading to a garage with utility space, a front garden laid in lawn and a private and a secluded rear garden laid in lawn with patio, raised decking and sitting area. The property further benefits from double glazing and gas fired central heating. Early viewing, strictly by appointment, is advised to appreciate this fine home.

