

# 13 Locksley Gardens

Belfast, BT10 0EA



**Dougan**  
RESIDENTIAL

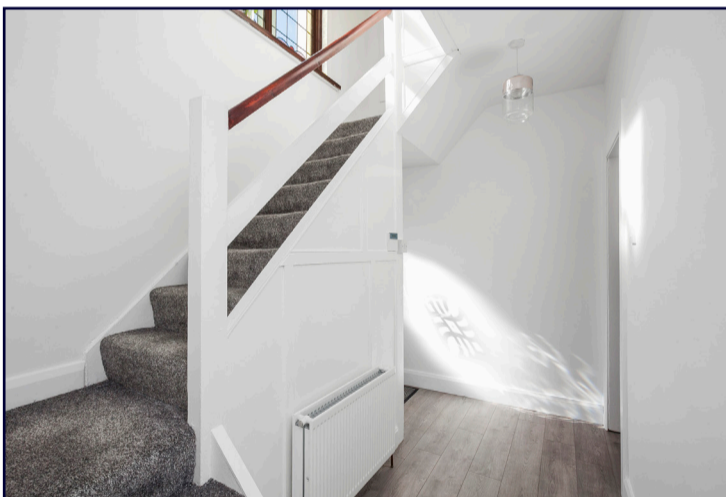
Asking Price  
£245,000

Telephone 028 9030 8855  
[www.douganproperty.com](http://www.douganproperty.com)



## KEY FEATURES

- Well Presented And Recently Refurbished, Extended, Detached Family Home
- Excellent Location Close To Many Local Amenities
- Large Corner Site
- Modern Kitchen Open To Family Living Room
- Bay Fronted Living Room With Dining Area
- Three Generous Bedrooms
- Well Appointed First Floor Bathroom
- Private And Enclosed Rear Garden
- Parking For Numerous Vehicles To Front And Side
- Gas Heating
- Double Glazing
- Recently Refurbished To Include:
  - Re-Roofed In 2020
  - Damp Proof Course Installed in 2020
- Early Viewing Advised



## SUMMARY

This very well presented, extended detached family home occupies a generous corner plot on Locksley Park and Locksley Gardens. Finaghy village is within walking distance, many leading schools are close at hand and Belfast City Centre is easily accessible by bus or car.

The property boasts all the attributes of modern living and comprises of a bay fronted living / dining room and a modern kitchen open to a family room with sliding doors leading to the rear garden on the ground floor. To the first floor are three bedrooms and a well appointed family bathroom.

The property further benefits from parking for numerous vehicles and a private and enclosed rear garden.

Early viewing is advised to appreciate this fine home.





## COMPRISES

### Ground Floor

#### ENTRANCE HALL:

Upvc front door, wood effect flooring, under stair storage

#### LOUNGE: 14' 0" x 13' 3" (4.27m x 4.04m)

Bay window, wood effect flooring, wood burning stove with slate hearth and sleeper mantle, corning

#### OPEN TO DINING AREA:

#### DINING ROOM: 11' 6" x 11' 3" (3.51m x 3.43m)

#### KITCHEN OPEN TO FAMILY LIVING ROOM: 22' 5" x 15' 10" (6.83m x 4.83m)

Excellent range of high and low level units with chrome handles, wood effect work surfaces, breakfast bar, stainless steel sink unit, integrated oven and four ring halogen hob with chrome extractor with glass canopy, integrated fridge freezer, plumbed for washing machine, tiled floor, spot lighting, partly tiled walls, tiled floor, sliding doors to rear garden.

### First Floor

#### LANDING:

Storage, feature stained glass window

#### BEDROOM (1): 14' 0" x 13' 3" (4.27m x 4.04m)

Bay window

#### BEDROOM (2): 11' 6" x 11' 3" (3.51m x 3.43m)

Access to floored roofspace via slingsby ladder

#### BEDROOM (3): 9' 8" x 7' 0" (2.95m x 2.13m)

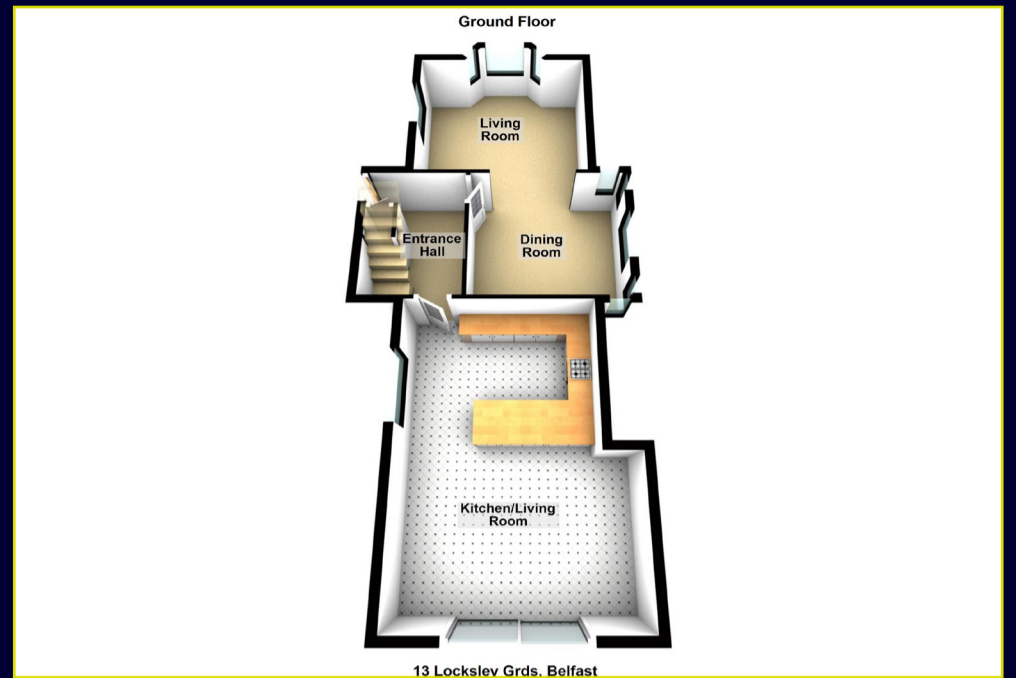
#### BATHROOM:

White suite comprising of low flush w,c, panelled bath with chrome taps and shower over, wash hand basin with chrome mixer tap and vanity unit, heated chrome towel rail, tiled floor, tongue and groove ceiling, spot lighting

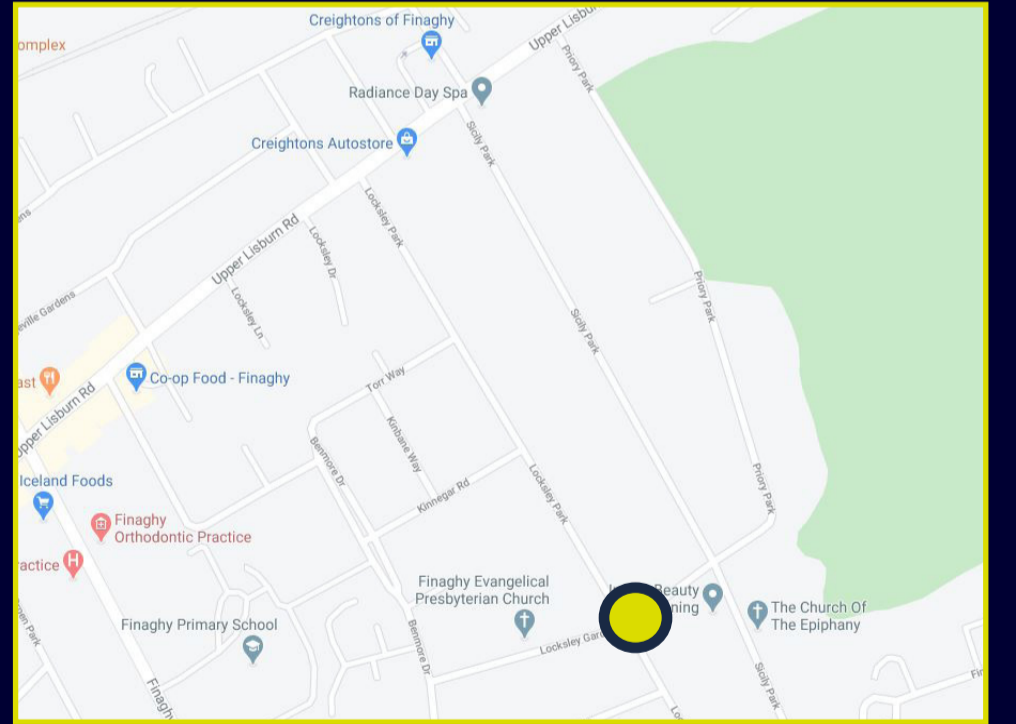
#### Outside

- Tarmac driveway offering parking for numerous vehicles.
- Mature shrubs, wooden sliding gate.
- Private and enclosed rear garden laid in lawn with timber fencing.

## FLOORPLANS Not To Scale

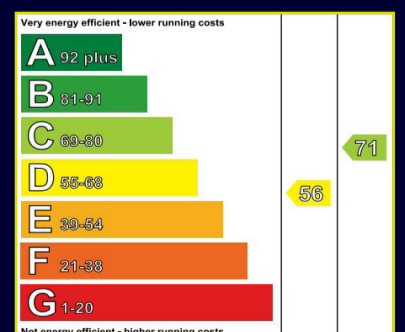


## LOCATION MAPS



**DIRECTIONS** Travelling along the Upper Lisburn Road towards Finaghy, turn left onto Locksley Park. The property is situated on the corner on Locksley Park & Locksley Gardens.

### ENERGY PERFORMANCE CERTIFICATE



# Dougan

RESIDENTIAL

Unit 7 Orpen Shopping Centre Upper Lisburn Road Belfast BT10 0BG  
 Telephone 028 9030 8855  
 Email [info@douganproperty.com](mailto:info@douganproperty.com)  
 Web [www.douganproperty.com](http://www.douganproperty.com)



Dougan Residential & Commercial 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 & Commercial 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 & Commercial 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 & Commercial 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 & Commercial will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.