

Dougan

RESIDENTIAL

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42 Orpen Road,
Belfast, BT10 0BP

Asking Price £235,000

KEY FEATURES

- Detached Family Home On Generous Corner Site
- Many Leading Schools Close At Hand
- Belfast City Centre Easily Accessible By Bus, Car Or Rail
- Walking Distance To Finaghy Village
- Bay Fronted Living Room
- Rear Dining Room
- Kitchen With Utility Store Off
- Downstairs W.C
- Three Generous Bedrooms
- First Floor Family Bathroom
- Mature Front And Rear Gardens
- Detached Garage & Driveway Parking
- Oil Fired Central Heating & Double Glazing
- Early Viewing Advised



SUMMARY

Detached family home occupying a generous corner site on Orpen Road, Finaghy in South Belfast. The property is perfectly located within walking distance of shops and local amenities and many leading primary, secondary and grammar schools are close at hand.

The accommodation briefly comprises of a bay fronted living room, rear dining room, kitchen, utility store and downstairs w.c on the ground floor. Three bedrooms and a family bathroom are to the first floor. The property further benefits from mature front and rear gardens and driveway parking leading to a detached garage.

Early viewing is advised in order to appreciate the potential this fine family home has to offer.

ACCOMMODATION:

Ground Floor:

ENTRANCE HALL: Wood panelling, storage, cornicing, glazed front door

LIVING ROOM: 14' 8" x 11' 10" (4.47m x 3.61m) Bay window, cornicing, feature fireplace with exposed brick hearth

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

KITCHEN: 15' 8" x 6' 9" (4.78m x 2.06m) Range of high and low level units, stainless steel sink unit, space for fridge freezer, space for oven and hob, partly tiled walls, tiled floor

UTILITY STORE: 6' 2" x 2' 9" (1.88m x 0.84m) Plumbed for washing machine

W.C.: Low flush w.c, pedestal wash hand basin with chrome taps

First Floor:

LANDING: Roof space access, hot press

BATHROOM: Panel bath, low flush w.c, pedestal wash hand basin with chrome taps, tiled floor, partly tiled walls

BEDROOM (1): 15' 10" x 10' 1" (4.83m x 3.07m) Bay window, built in double mirror robes

BEDROOM (2): 11' 5" x 10' 8" (3.48m x 3.25m) Built in robes

BEDROOM (3): 8' 9" x 6' 10" (2.67m x 2.08m)

Outside:

DETACHED GARAGE: 20' 9" x 13' 1" (6.32m x 3.99m) Driveway parking.

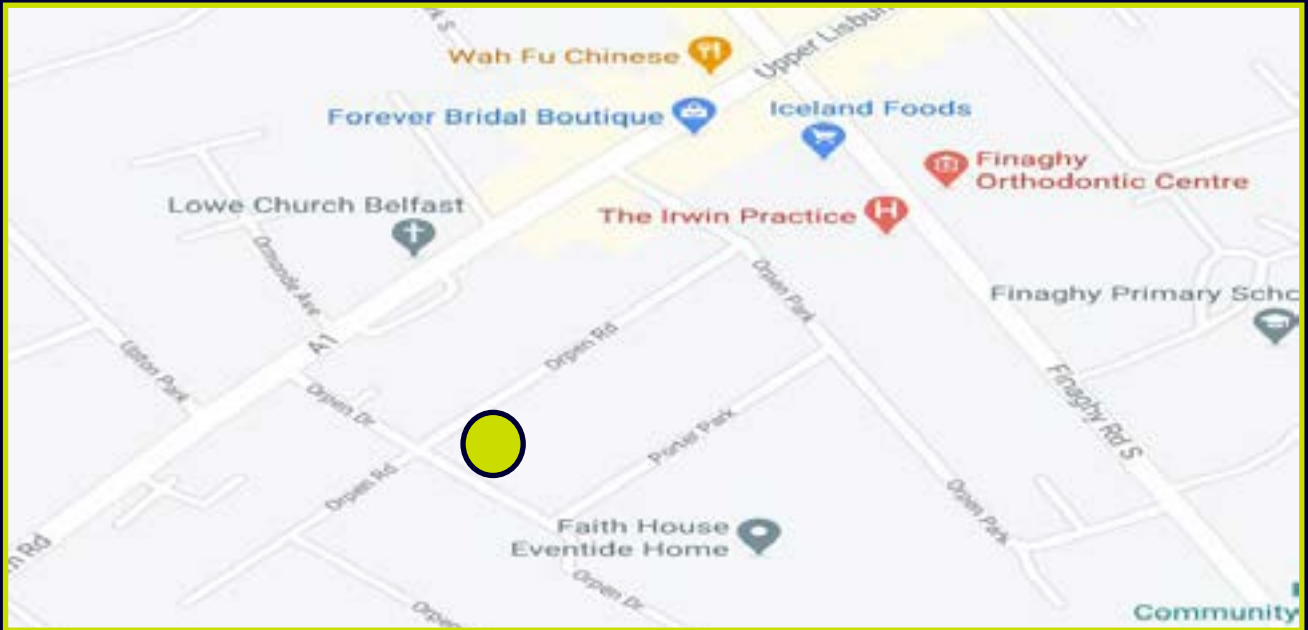
Rear garden laid in lawn with patio and mature hedges and shrubs.

Front garden laid in lawn.





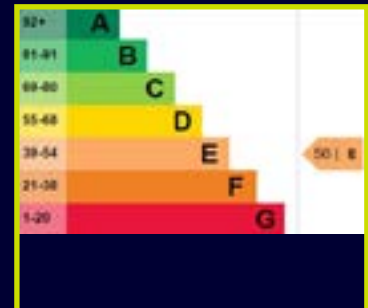
LOCATION MAP



FLOOR PLANS (NOT TO SCALE)



EPC



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