

# Dougan

RESIDENTIAL

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[douganproperty.com](http://douganproperty.com)



**21 Porter Park**  
Belfast, BT10 0BU

**Asking Price £175,000**

## KEY FEATURES

- Semi-Detached Family Home In Need Of Refurbishment
- Excellent Location Within Walking Distance Of Finaghy Village
- Front Living Room
- Rear Dining Room
- Kitchen
- Three Generous Bedrooms
- First Floor Bathroom
- Large Private Enclosed Rear Garden With Storage And Green House
- Driveway Leading To Garage
- Oil Heating
- Double Glazing
- Early Viewing Advised





## SUMMARY

Semi-detached family home in need of refurbishment and updating located off the Upper Lisburn Road in Finaghy, South Belfast. Many local shops and amenities are close at hand and Belfast city centre is easily accessible by bus, car or rail.

The property comprises of a bright and spacious living room, dining room and kitchen on the ground floor. Three bedrooms and a family bathroom are to the first floor.

The property occupies a generous site and benefits from a large rear garden with outbuildings, storage and green house.

Early viewing is advised to appreciate the potential this house has to offer.

## ACCOMMODATION:

**ENTRANCE HALL:** Pvc front door, cornicing, under stair  
Ground Floor

**ENTRANCE HALL:** Pvc front door, cornicing, wood strip  
flooring

**LIVING ROOM:** 14' 5" x 13' 8" (4.39m x 4.17m) Bay  
window, feature fireplace, cornicing

**DINING ROOM:** 9' 7" x 7' 8" (2.92m x 2.34m) Doors to  
rear garden

**KITCHEN:** 10' 7" x 10' 7" (3.23m x 3.23m) Range of  
units, stainless steel sink unit, space for oven and hob,  
space for fridge freezer, plumbed for tumble dryer, partly  
tiled walls

**REAR HALLWAY:** Under stair storage

## First Floor

**LANDING:** Storage, roof space access, cornicing

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

**BEDROOM (1): 13' 4" x 12' 10" (4.06m x 3.91m)** Built  
in storage, cornicing, measurement at widest points

**BEDROOM (2): 10' 1" x 9' 7" (3.07m x 2.92m)**  
Cornicing, measurement at widest points

**BEDROOM (3): 12' 10" x 8' 2" (3.91m x 2.49m)** Built in  
storage, cornicing

## Outside

Private and enclosed rear garden laid in lawn with patio,  
green house, storage. Driveway leading to garage. Paved  
front garden with mature shrubs and hedges.

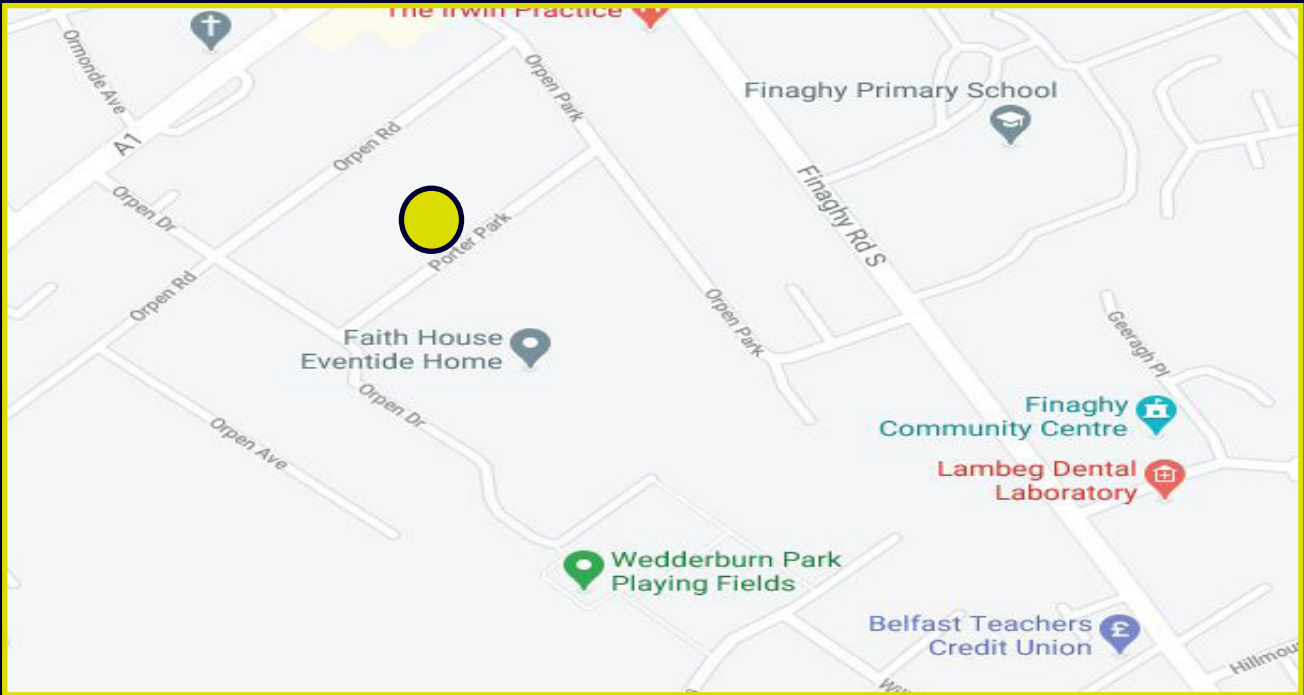




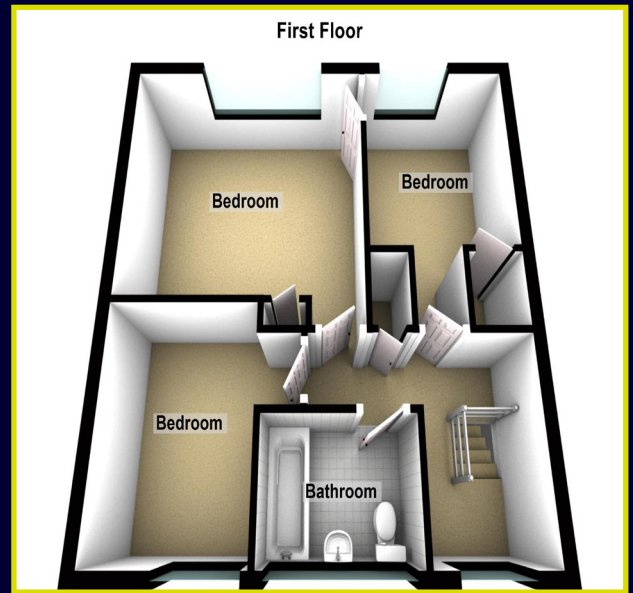
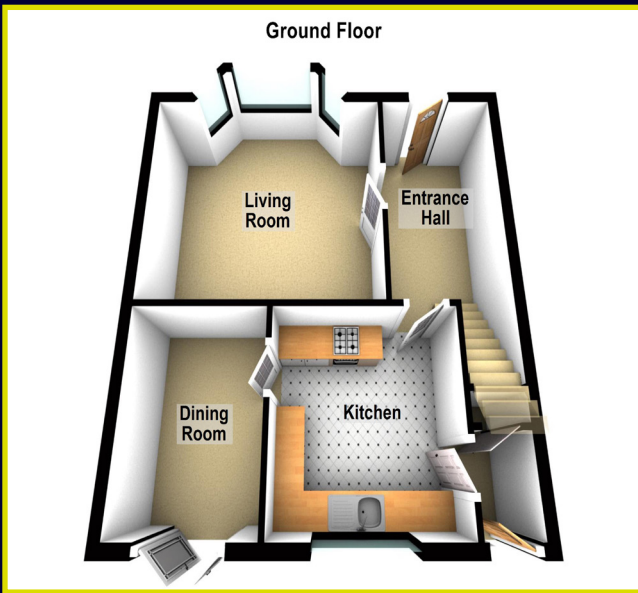




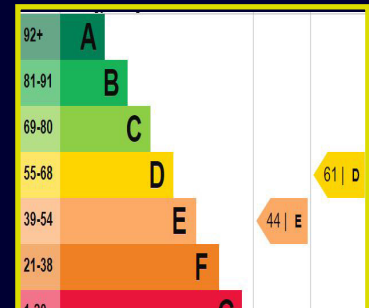
## LOCATION MAP



## FLOOR PLANS (NOT TO SCALE)



## EPC



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