

Dougan

RESIDENTIAL

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douganproperty.com



6 Orpen Avenue

Belfast, BT10 0BS

Asking Price £235,000

KEY FEATURES

- Stunning Semi-Detached Family Home
- Excellent Location Within Walking Distance To Finaghy Village
- Belfast City Centre Easily Accessible By Bus, Car Or Rail
- Many Leading Schools Close At Hand
- Modern Kitchen Open To Living / Dining
- Downstairs W.C
- Three Double Bedrooms
- Master With Ensuite Shower Room
- Luxury First Floor Bathroom With Separate Shower Cubicle
- Private And Enclosed Rear Garden With Decking
- Driveway Parking With Parking For Several Vehicles
- Detached Garage
- Gas Fired Central Heating / Double Glazing
- Potential For Extension Subject To The Necessary Statutory Consents



SUMMARY

Very well presented semi-detached family home located on arguably one of Finaghy's most popular streets. The local amenities of Finaghy Village is within walking distance and many leading primary, secondary and grammar schools are close at hand.

The property is deceptively spacious and comprises of an open plan, kitchen / living and dining room and a downstairs w.c on the ground floor. Two double bedrooms (master with ensuite) and a luxury family bathroom are to the first floor whilst a third double bedroom is on the second floor.

The property further benefits from driveway parking to the front and side leading to a detached garage and a private and enclosed rear garden with raised decking, ideal for year round entertaining.

Early viewing is advised to appreciate this fine home.

ACCOMMODATION:

Ground Floor

ENTRANCE HALL: Pvc front door, tiled floor, spot lighting

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

CLOAKROOM: Under stair storage, gas boiler

LIVING ROOM OPEN TO KITCHEN DINING: 26' 9" x 20' 1" (8.15m x 6.12m) Living Room: Wood- en floor, wood burning stove with tiled hearth and sleeper mantle, spot lighting, bay window

Kitchen: Excellent range of high and low level units with chrome handles, formica work surfaces, feature under lighting, stainless steel sink unit, integrated oven and five ring gas hob, chrome extractor fan with glass canopy, plumbed for dishwasher, tiled floor

Double doors to rear garden

First Floor LANDING:

BEDROOM (1): 13' 6" x 9' 5" (4.11m x 2.87m) Build in double mirror robes, spot lighting, laminate wooden floor, bay window

ENSUITE SHOWER ROOM: Fully tiled shower cubicle, low flush w.c, wash hand basin with chrome taps, heated chrome towel radiator, spot lighting, partly tiled walls, tiled floor, spot lighting

BEDROOM (2): 12' 0" x 9' 6" (3.66m x 2.9m) Built in double mirror robes, laminate wooden floor, spot lighting

BATHROOM: Fully tiled shower cubicle, panel bath with chrome taps, pedestal wash hand basin with chrome taps, heated chrome towel radiator, low flush w.c, partly tiled walls, tiled floor, spot lighting

Second Floor

LANDING: Recess for office or study

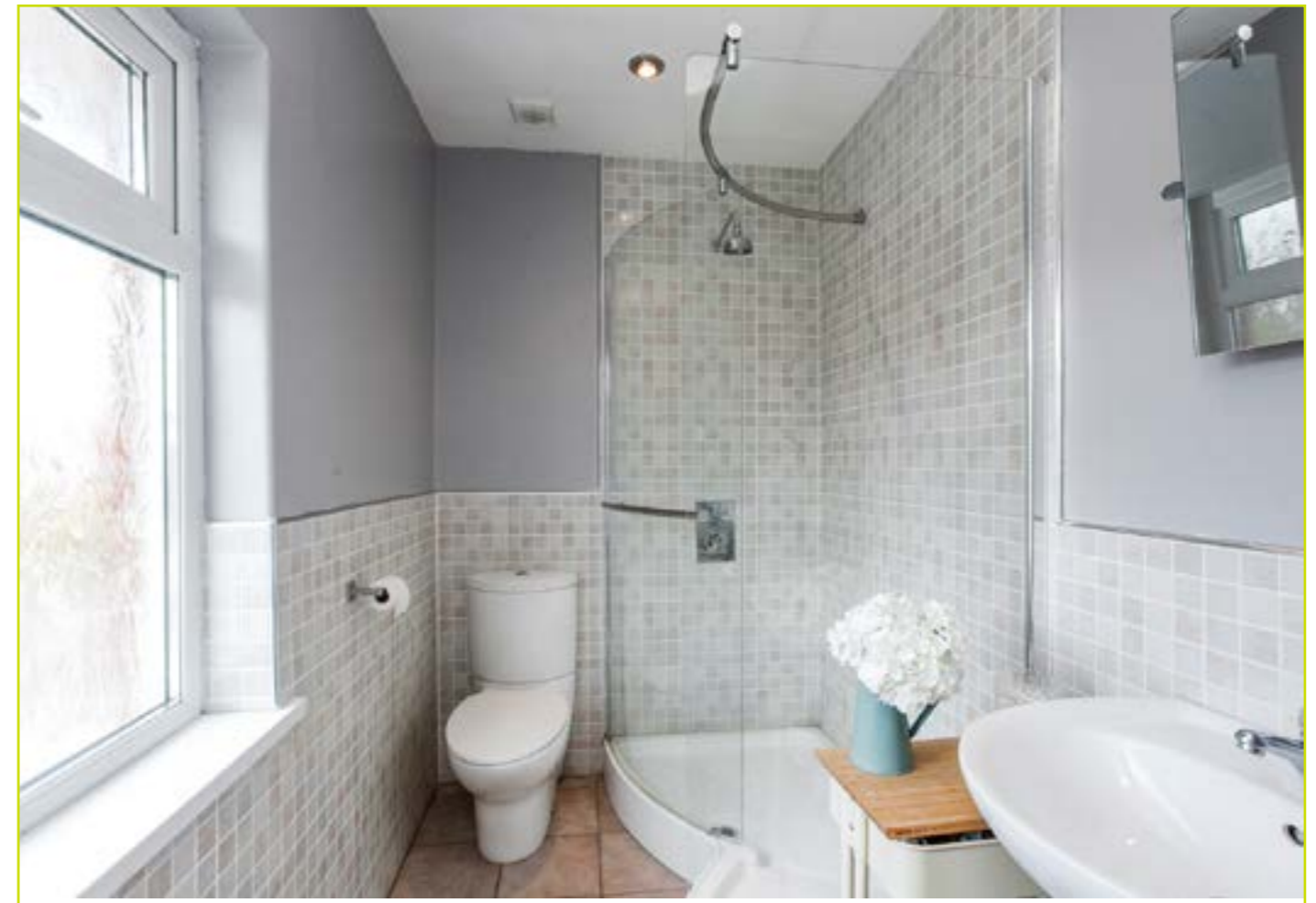
BEDROOM (3): 10' 5" x 10' 1" (3.18m x 3.07m) Laminate wooden floor, storage into eaves, velux window

Outside

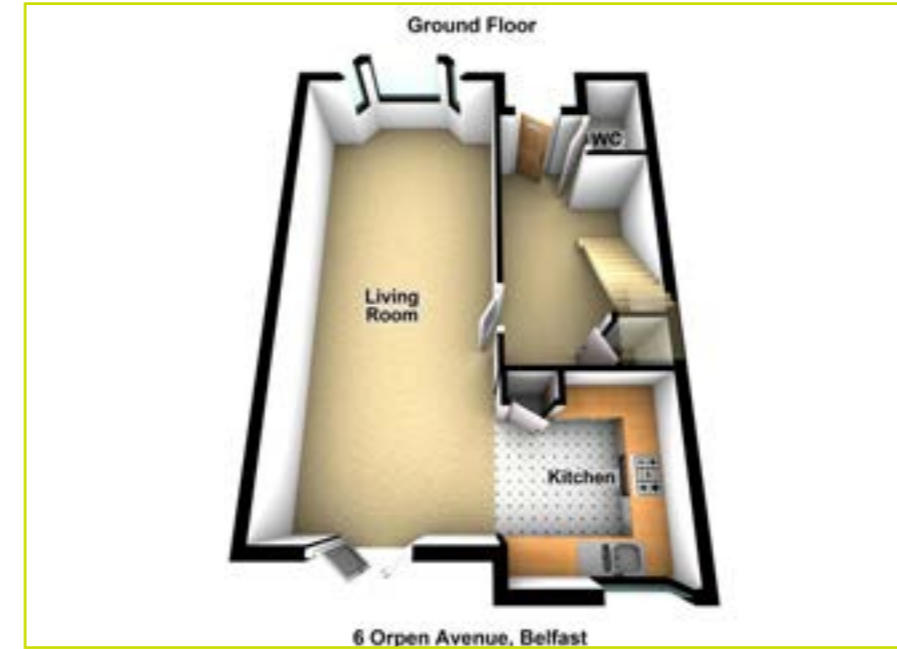
DETACHED GARAGE: 20' 5" x 11' 6" (6.22m x 3.51m)

Stainless steel sink unit, plumbed for washing machine, light and power. Driveway parking for several vehicles to front and side. Private and enclosed rear garden laid in lawn with raised decking and timber fencing.

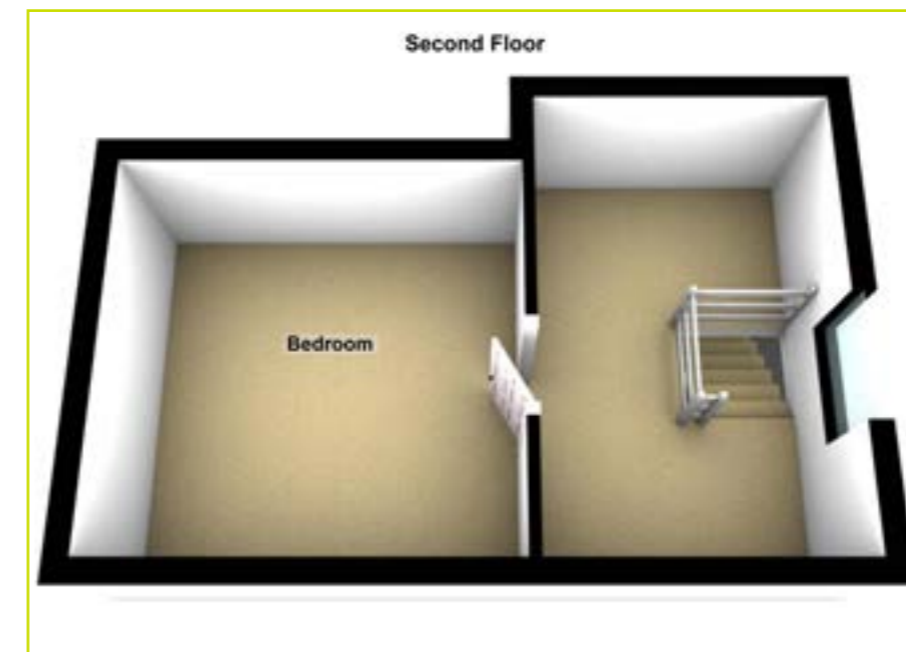
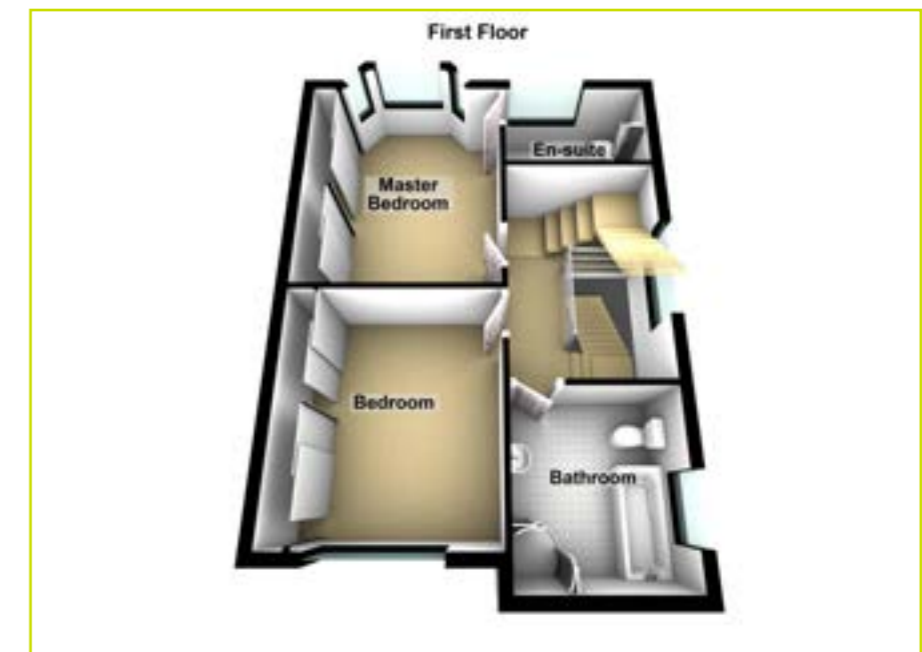




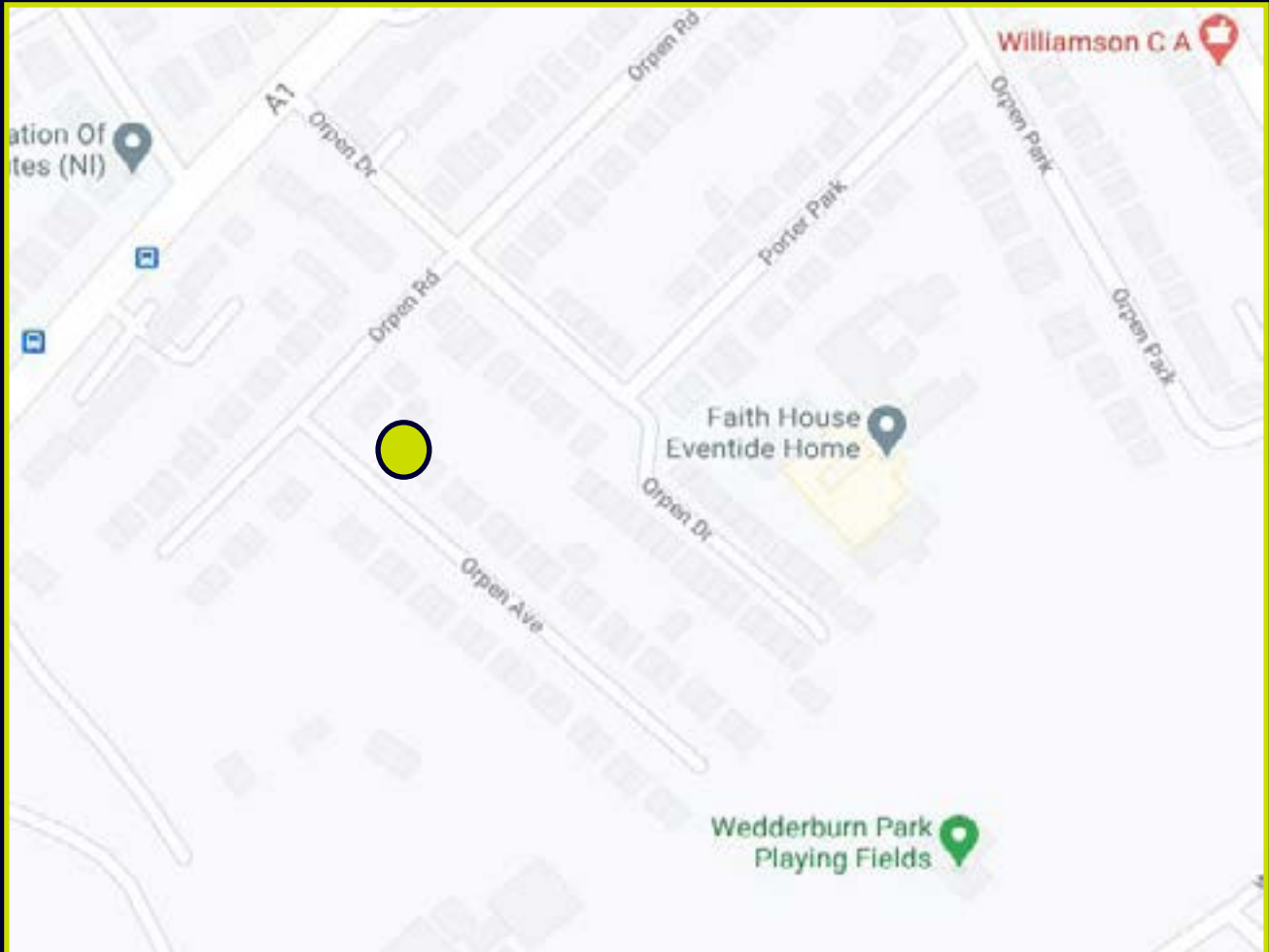




FLOOR PLANS
(NOT TO SCALE)



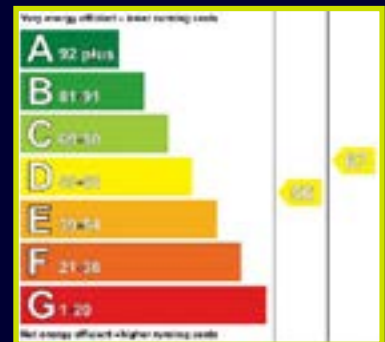
LOCATION MAP



DIRECTIONS : Travelling along the Upper Lisburn Road away from Belfast turn on to Orpen Drive which is the second street on the right after the Finaghy crossroads. Turn right on to Orpen Road and Orpen Avenue is the next street on the left.



EPC



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