

Dougan

RESIDENTIAL

Telephone 028 9030 8855
douganproperty.com



12 Ormonde Park

Belfast, BT10 0LS

Asking Price £275,000

KEY FEATURES

- Well Presented Semi-Detached Family Home
- Many Original Features Retained
- Popular And Convenient Location Close To Schools And Local Shops
- Ease Of Access To Main Arterial Routes And Public Transport Services
- Bay Fronted Living Room
- Kitchen Open To Conservatory And Family Room
- Downstairs W.C
- Well Appointed Family Bathroom With Separate Shower Cubicle
- Three Generous Bedrooms
- Large South Westerly Facing Rear Garden With Patio
- Detached Garage
- Driveway Parking
- Gas Heating & Double Glazing
- Early Viewing Advised



SUMMARY

Well presented semi-detached family located on Ormonde Park. The property offers ease of access to many local amenities and leading primary, secondary and grammar schools. Main arterial routes such as the M1 and Belfast outer ring are close at hand.

The accommodation briefly comprises of a bright and spacious, bay fronted living room, rear family room open to both a conservatory and kitchen and a downstairs w.c on the ground floor. Three generous bedrooms and a well appointed family bathroom complete with walk in shower cubicle are to the first floor.

The property further benefits from a large south westerly facing rear garden with patio, driveway parking and a detached garage.

Early viewing is advised.

ACCOMMODATION:

Ground Floor

ENTRANCE HALL: Glazed front door, wooden floor, wall panelling with display shelf, cloakroom

W.C: Low flush w.c, wash hand basin with chrome taps, tongue and groove walls and ceiling, spot lighting

LIVING ROOM: 15' 6" x 12' 9" (4.72m x 3.89m)
Bay window, wooden floor, cornicing, picture rails, feature gas fire with granite hearth and marble surround, display shelving

FAMILY ROOM: 12' 8" x 11' 9" (3.86m x 3.58m)
Feature fire place with tiled hearth, cornicing, picture rail, double doors to conservatory / kitchen area

CONSERVATORY: 12' 6" x 10' 6" (3.81m x 3.2m)

KITCHEN: 17' 6" x 9' 1" (5.33m x 2.77m) Range of high and low level units with chrome handles and formica work surfaces, stainless steel sink unit, display shelving, glazed cabinet, breakfast bar, feature under lighting, integrated oven and four ring halogen hob with chrome extractor fan over, space for fridge freezer, tiled floor, partly tiled walls, tongue and groove ceiling

First Floor

LANDING: Cornicing, wood panelling, access to floored roof space with light, power, window and heating

BEDROOM (1): 15' 8" x 11' 9" (4.78m x 3.58m)
Bay window, built in furniture, cornicing

BEDROOM (2): 12' 9" x 11' 9" (3.89m x 3.58m)
Cornicing

BEDROOM (3): 8' 5" x 8' 5" (2.57m x 2.57m)
Laminate wooden floor

BATHROOM: Walk in shower cubicle with electric shower, panel bath with chrome taps, low flush w.c, wash hand basin with vanity unit and storage, fully tiled walls, tiled floor, tongue and groove ceiling

Outside

DETACHED GARAGE: 9' 11" x 8' 5" (3.02m x 2.57m) Light, power, plumbed for washing machine.

Brick paviour driveway, mature shrubs and timber fencing to front.

Large south westerly facing rear garden laid in lawn with brick paviour patio, mature hedges, bushes and shrubs.

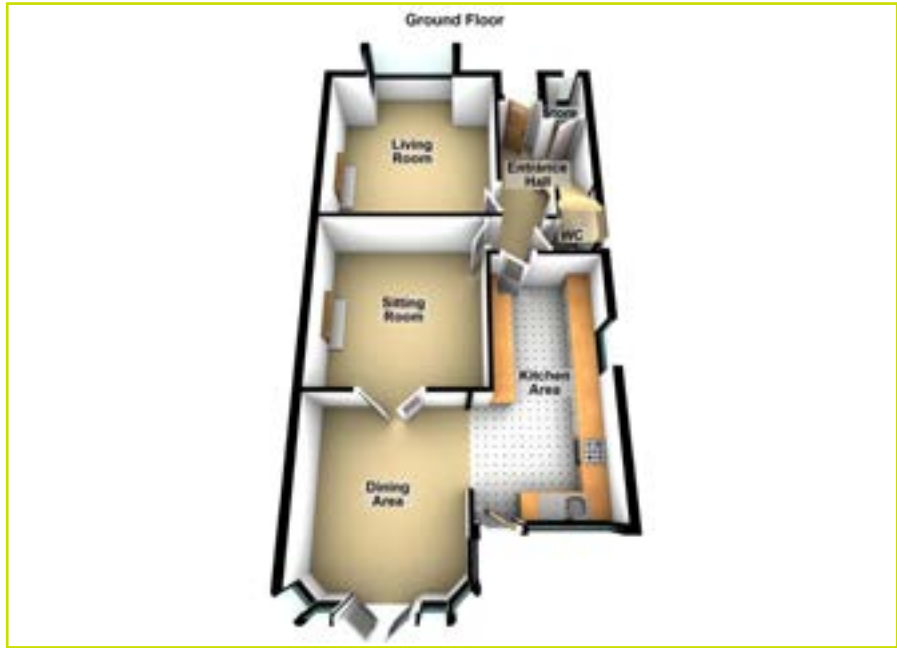




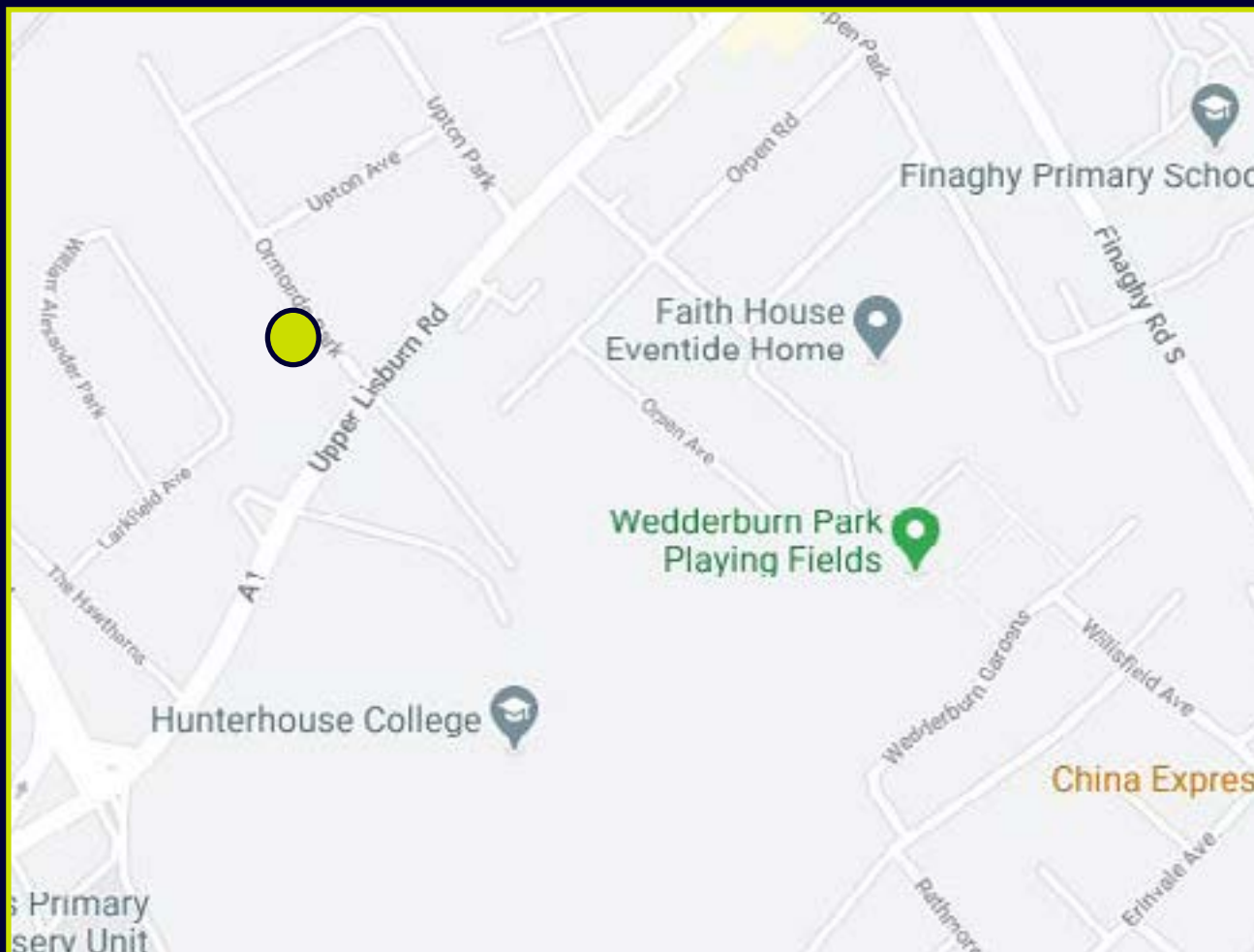




FLOOR PLANS
(NOT TO SCALE)



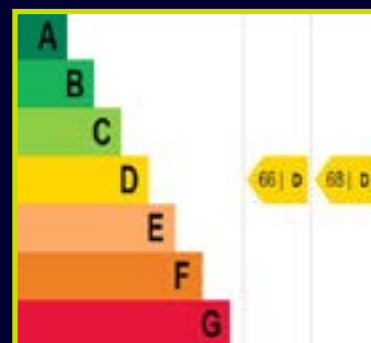
LOCATION MAP



DIRECTIONS : Travelling along the Upper Lisburn Road towards Dunmurry, Ormonde Park is the fourth street on the right after the Finaghy crossroads



EPC



Dougan
RESIDENTIAL

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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