

Dougan

RESIDENTIAL

Telephone 028 9030 8855
douganproperty.com



42 Finaghy Road South
Belfast, BT10 0DE

Asking Price £199,950

KEY FEATURES

- Well Presented & Extended Semi-Detached Family Home
- Excellent Location Within Walking Distance Of Finaghy Village
- Bright And Spacious Living Room
- Modern Kitchen Open To Living / Dining Room
- Well Appointed First Floor Bathroom
- Four Generous Bedrooms
- Second Floor Bedroom With Ensuite W.C
- Oil Fired Central Heating
- Large Well Maintained Rear Garden With Patio
- Driveway Parking For Several Cars
- Double Glazing
- Early Viewing Advised



SUMMARY

Very well presented, extended, semi-detached family home perfectly positioned within walking distance of Finaghy Village. Many leading schools are close at hand and the property offers ease of access to main arterial routes and public transport services such as Finaghy railway halt.

This fine home has been well maintained by the current owners who have been in residence for nearly twenty years. The accommodation comprises of a bright and spacious living and a rear dining room open to a modern kitchen with living area. Three bedrooms and a well appointed bathroom are to the first floor with bedroom four (with ensuite w.c) is on the second floor. The property further benefits from a large rear garden laid in lawn with patio and driveway parking for two cars.

Early viewing is advised.

ACCOMMODATION:

Ground Floor

ENTRANCE HALL:

Pvc front door, wooden floor, under stair storage, cornicing

LIVING ROOM: 12' 8" x 10' 4" (3.86m x 3.15m)

Wooden floor, cornicing, feature fireplace with slate hearth and tiled inset

DINING ROOM: 10' 5" x 9' 9" (3.18m x 2.97m)

OPEN TO:

KITCHEN / LIVING ROOM: 16' 5" x 15' 3" (5m x 4.65m)

Excellent range of high and low level units with display cabinet and shelves, wine rack, feature under lighting, wood effect work surfaces, sink unit with swan mixer tap, space for oven and hob, extractor fan over, integrated fridge freezer, partly tiled walls, tiled floor (measurement at widest points)

First Floor

LANDING:

BEDROOM (1): 10' 4" x 9' 4" (3.15m x 2.84m) Built in double mirror robes

BEDROOM (2): 10' 8" x 9' 4" (3.25m x 2.84m)

BEDROOM (3): 6' 6" x 6' 1" (1.98m x 1.85m)

BATHROOM: Low flush w.c, pedestal wash hand basin with chrome taps, panel bath with electric shower over, heated chrome towel radiator, tiled floor, fully tiled walls

Second Floor

BEDROOM (4): 15' 1" x 9' 7" (4.6m x 2.92m) **Ensuite W.C** - low flush w.c, wash hand basin with chrome taps, heated chrome radiator, tiled floor

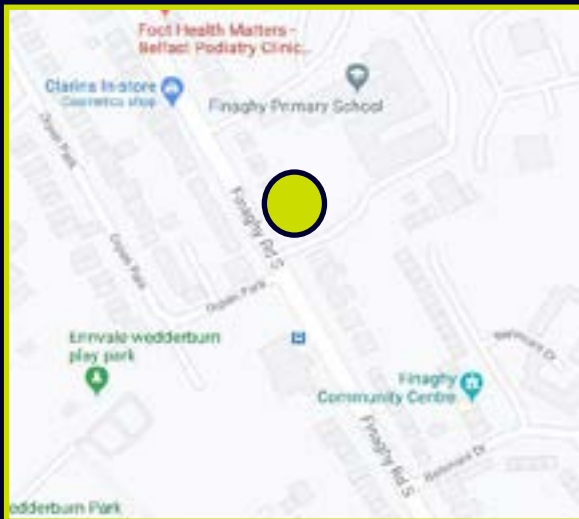
Outside:

Driveway parking for several cars. Large rear garden laid in lawn with patio, timber fence and mature shrubs

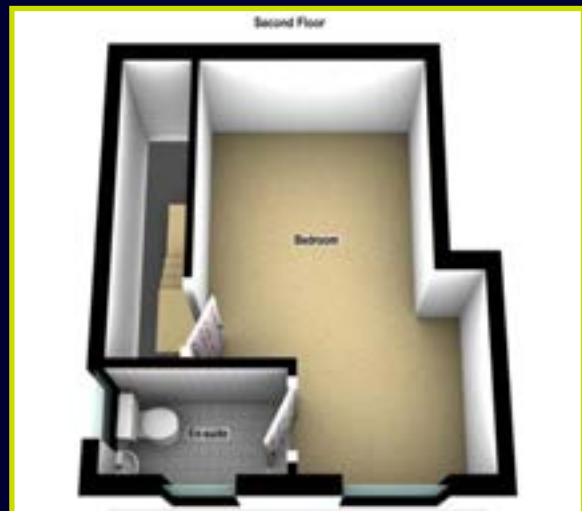




LOCATION MAP



FLOOR PLANS (NOT TO SCALE)



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



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