

Dougan

RESIDENTIAL

Telephone 028 9030 8855
douganproperty.com



13 Hollymount

Finaghy, Belfast, BT10 0GL

Asking Price £179,950

KEY FEATURES

- Stunning Semi-Detached Family Home
- Excellent Location With Many Local Amenities Within Walking Distance
- Many Leading Schools Close At Hand
- Belfast City Centre Easily Accessible By Bus Or Car
- Bright And Spacious Front Living Room With Open Fire
- Solid Oak Kitchen Open To Family Dining Area
- Three Generous Bedrooms
- First Floor Bathroom In Luxury White Suite
- Private Rear Garden In Lawn
- Driveway Parking For Several Cars & Detached Garage
- Gas Fired Central Heating & Double Glazed
- Cavity Wall Insulation
- Early Viewing Is Advised



SUMMARY

Very well presented semi-detached family home located in a popular development just off Finaghy Road South, Belfast. The property benefits from an excellent location with many local amenities within walking distance. Main arterial routes and public transport services are easily accessible.

Internally the property has been finished to an exceptional standard and comprises of a bright and spacious front living room with open fire and solid oak shaker style kitchen with a range of integrated Bosch appliances, open to a family dining area. To the first floor are three bedrooms and a well appointed bathroom in luxury white suite.

The property further benefits from driveway parking for several cars to the front, detached garage and a private rear garden laid in lawn.

Properties on this street rarely come on to the market. Therefore early viewing is advised to appreciate this fine home.

ACCOMMODATION:

Ground Floor

ENTRANCE PORCH: Pvc front door with side windows, tiled floor

ENTRANCE HALL: Tiled floor, under stair storage, cornicing

LIVING ROOM: 11' 7" x 10' 9" (3.53m x 3.28m) Wood effect floor tiles, cornicing, feature open fireplace with brushed aluminium inset, wooden mantle and marble hearth

KITCHEN WITH DINING AREA : 18' 8" x 12' 6" (5.69m x 3.81m) Range of solid oak Shaker style high and low level units, formica work surfaces, stainless steel sink unit, Bosch integrated oven and 4 ring gas hob, chrome extractor fan, recess for microwave, space for fridge freezer, integrated Bosch dishwasher, partly tiled walls, wood effect tiled floor

First Floor

LANDING: Roofspace access

BEDROOM (1): 12' 4" x 10' 8" (3.76m x 3.25m)

BEDROOM (2): 11' 6" x 10' 9" (3.51m x 3.28m)

BEDROOM (3): 8' 3" x 7' 5" (2.51m x 2.26m) Built in storage

BATHROOM: Luxury suite comprising of a panel bath with Mira power shower over and chrome taps, low flush w.c, pedestal wash hand basin with chrome taps, fully tiled walls, hot-press, porcelain tiled floor

Outside

DETACHED GARAGE: 20' 5" x 8' 3" (6.22m x 2.51m)

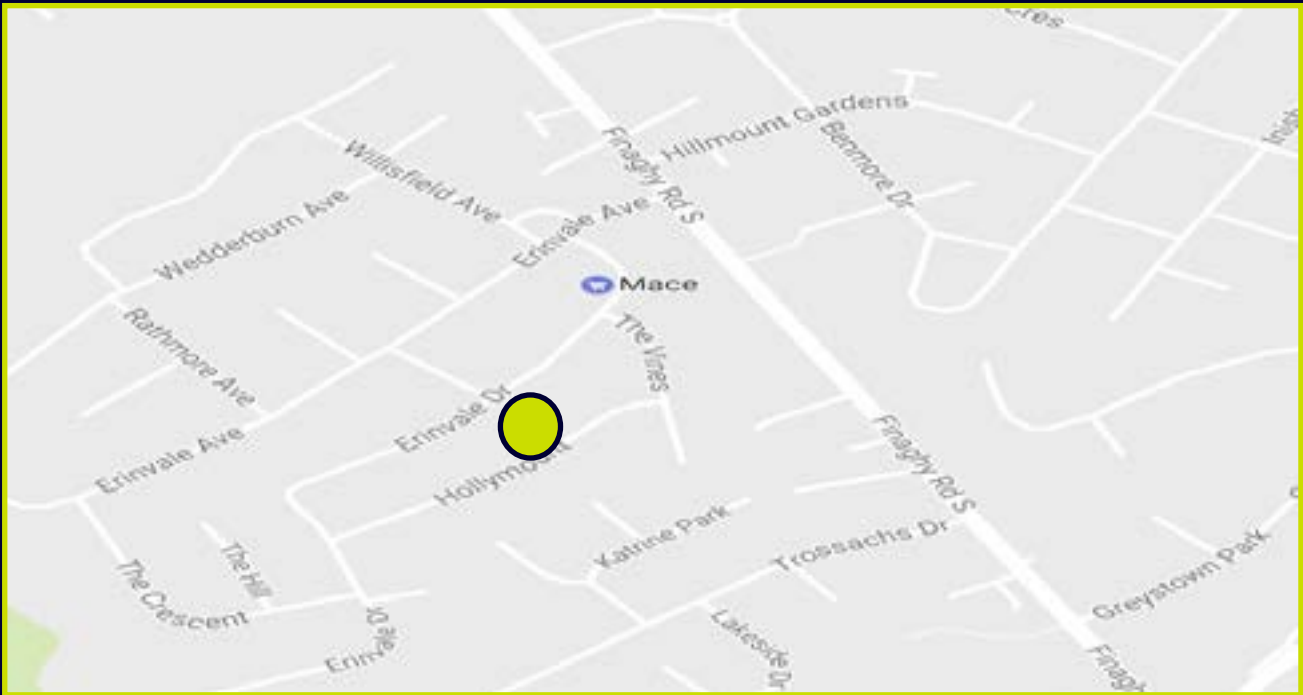
Plumbed for washing machine. Tarmac driveway with parking for several cars. Front garden in lawn with timber fence and mature copper beach hedging.

Rear garden in lawn with timber fence, boiler house and mature hedging.





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.