

Dougan

RESIDENTIAL

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22 Orpen Road,
Belfast, BT10 0BP

Asking Price £225,000

KEY FEATURES

- Well Presented Semi-Detached Family Home
- Many Leading Schools Close At Hand
- Belfast City Centre Easily Accessible By Bus, Car Or Rail
- Walking Distance To Many Local Amenities
- Bay Fronted Living Room
- Rear Dining Room
- Kitchen
- Three Generous Bedrooms
- First Floor Bathroom And Separate W.C
- Private And Enclosed Rear Garden
- Driveway And Detached Garage
- Oil Fired Central Heating
- Early Viewing Advised



SUMMARY

Well presented semi-detached family home located within walking distance of Finaghy village. Many local amenities and leading primary, secondary and grammar schools are close at hand. Belfast city centre is easily accessible by bus, car or rail.

The property has many original features and the accommodation briefly comprises of a bay fronted living room, rear dining room and kitchen on the ground floor. Three bedrooms, bathroom and separate w.c are to the first floor. The property further benefits from a private, enclosed rear garden, detached garage and driveway parking.

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

ACCOMMODATION:

Ground Floor:

ENTRANCE HALL: Wood panelled walls, display shelf, glazed stained glass front door, cornicing

LIVING ROOM: 11' 7" x 11' 5" (3.53m x 3.48m)

Feature fireplace, cornicing

DINING ROOM: 11' 7" x 11' 2" (3.53m x 3.4m) Feature fireplace

CLOAKROOM:

KITCHEN: 18' 8" x 6' 9" (5.69m x 2.06m) Range of units, chrome handles, stainless steel sink unit, space for oven and hob, space for fridge freezer, partly tiled walls, oil boiler

First Floor:

LANDING:

BATHROOM: Panel bath, pedestal wash hand basin with chrome taps, hot press

SEPARATE W.C.: Low flush, roof space access

BEDROOM (1): 14' 6" x 10' 3" (4.42m x 3.12m)

BEDROOM (2): 11' 2" x 9' 1" (3.4m x 2.77m) Built in storage

BEDROOM (3): 9' 0" x 6' 8" (2.74m x 2.03m)

Outside

DETACHED GARAGE: 15' 0" x 9' 1" (4.57m x 2.77m)

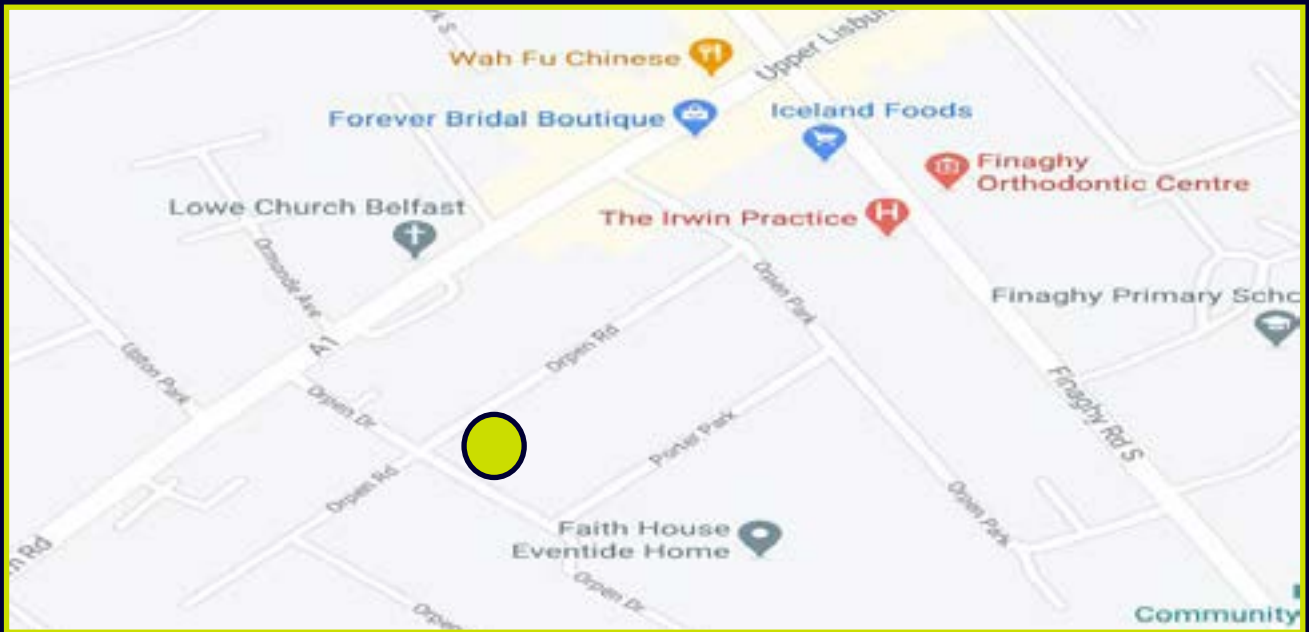
Front garden in lawn. Driveway parking.

Private and enclosed rear garden in lawn with patio





LOCATION MAP



FLOOR PLANS (NOT TO SCALE)



EPC



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