

Dougan

RESIDENTIAL

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28 Wedderburn Avenue
Belfast, BT10 0FY

Asking Price £175,000

KEY FEATURES

- Very Well Presented End Terrace
- Popular And Convenient Development Off Finaghy Road South
- Finaghy Village Easily Accessible
- Bright And Spacious Living Room With Wall Mounted Electric Fire
- Modern Kitchen With Excellent Dining Area
- Three Generous Bedrooms
- Well Appointed First Floor Shower Room
- Private Raised Rear Garden In Lawn With Patio
- Driveway Parking
- Detached Garage
- Double Glazing
- Gas Fired Central Heating
- Early Viewing Advised To Appreciate This Fine Home



SUMMARY

Very well presented end terrace located in Erinvale, off Finaghy Road South. The property is within walking distance of Finaghy village and offers ease of access to main arterial routes and public transport services.

The property has been maintained to an excellent standard and leaves little for the new owner to do but move in. The accommodation briefly comprises of a bright and spacious living room and kitchen with excellent dining area on the ground floor. Three bedrooms and a well appointed shower room are to the first floor.

The property occupies an excellent site and benefits from a large rear garden laid in lawn with patio, driveway parking and a detached garage.

Early viewing is advised to appreciate this fine home.

ACCOMMODATION:

Ground Floor

ENTRANCE HALL: Tiled floor, pvc front door

LIVING ROOM: 12' 1" x 12' 1" (3.68m x 3.68m)

Laminate wooden floor, cornicing, wall mounted electric fire

KITCHEN WITH DINING AREA: 17' 2" x 11' 2"

(5.23m x 3.4m) Excellent range of high and low level units, glazed display cabinet, chrome handles, feature under lighting, wood effect work surfaces, stainless steel sink unit, integrated Belling oven and four ring Hotpoint halogen hob with chrome extractor fan over, integrated fridge freezer, plumbed for washing machine, partly tiled walls, tiled floor, double doors to rear garden

First Floor

LANDING: Roof space access, hot press

BEDROOM (1): 10' 9" x 9' 2" (3.28m x 2.79m) Built in double mirror robes, laminate wooden floor

BEDROOM (2): 12' 1" x 10' 9" (3.68m x 3.28m)

Laminate wooden floor, cornicing

BEDROOM (3): 9' 1" x 7' 4" (2.77m x 2.24m) Laminate wooden floor, built in storage

SHOWER ROOM: Fully tiled shower cubicle with electric fire, wash hand basin with chrome taps, low flush w.c, tiled floor, partly tiled walls, tongue and groove ceiling, spot lighting

Outside

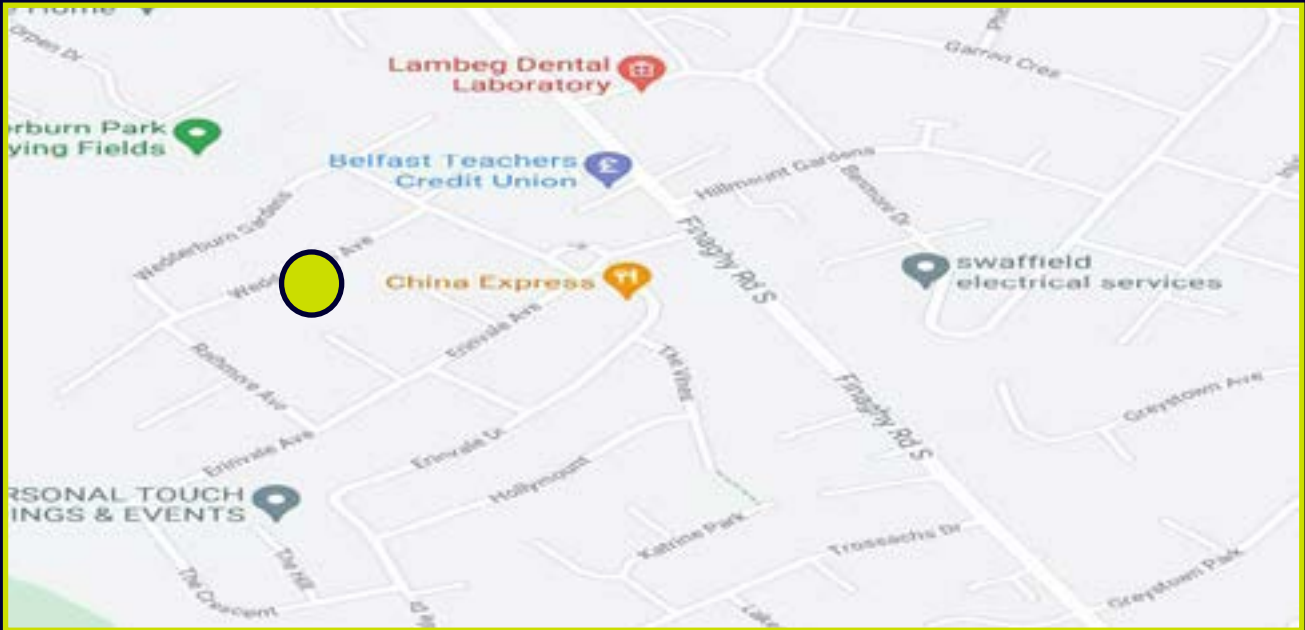
DETACHED GARAGE: 17' 6" x 8' 8" (5.33m x 2.64m)

Light and power. Driveway parking. Private enclosed raised rear garden laid in lawn with mature hedges, shrubs and patio. Front garden with mature shrubs.

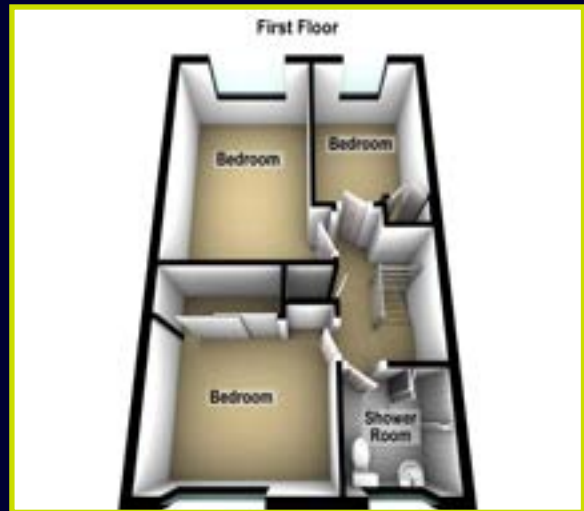




LOCATION MAP



FLOOR PLANS (NOT TO SCALE)



EPC



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