

# Dougan

RESIDENTIAL

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[douganproperty.com](http://douganproperty.com)

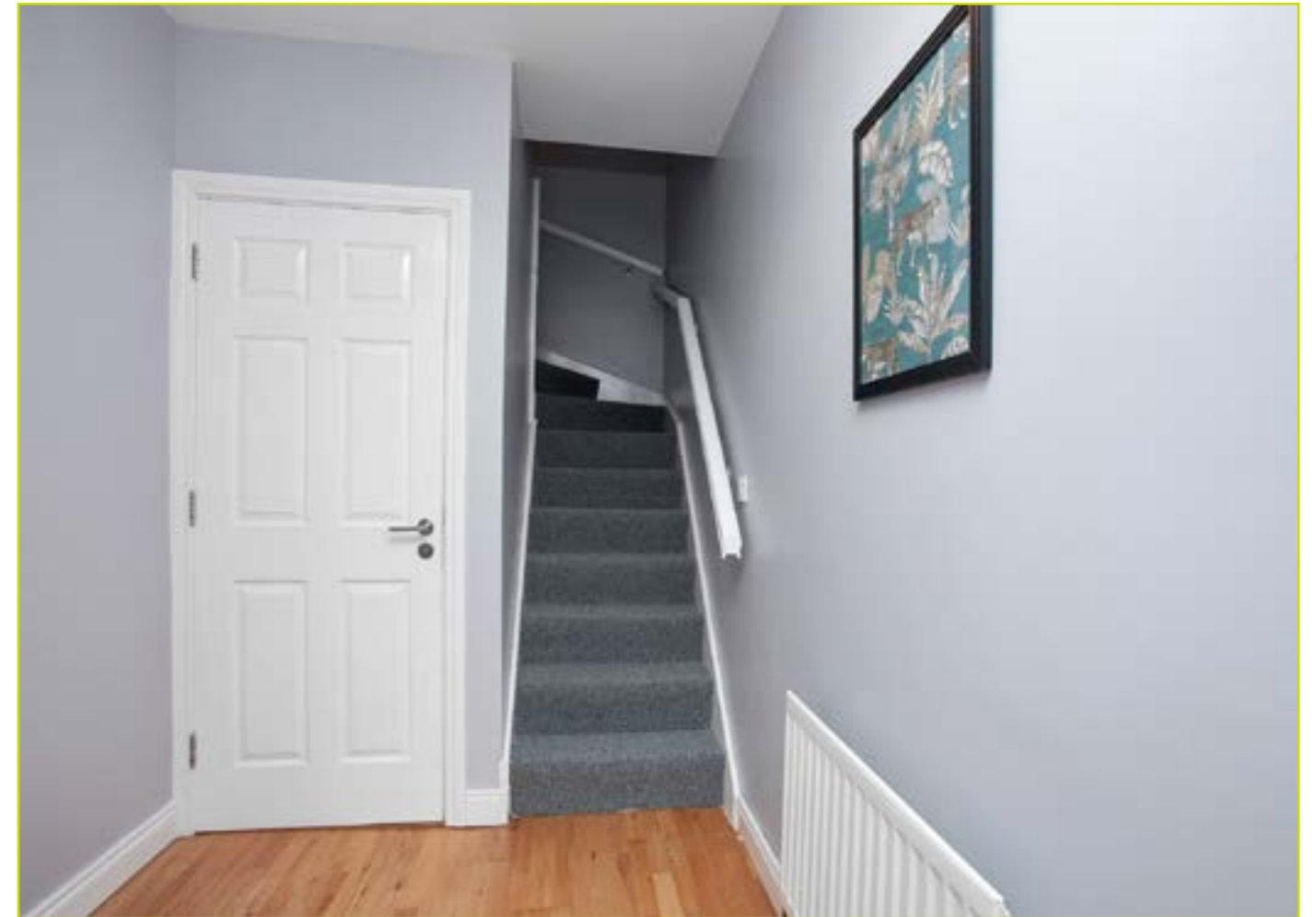


**6 Tivoli Court, 142 Upper Lisburn Road**  
Belfast, BT10 0BG

**Asking Price £139,950**

## KEY FEATURES

- Well Presented, Duplex Apartment In The Heart Of Finaghy Village
- Well Established, Gated Development
- Walking Distance To Many Local Shops
- Belfast City Centre Easily Accessible By Bus, Car or Rail
- Bright And Spacious Living Room Open To:
- Modern Kitchen With Dining Area
- Two Generous Bedrooms ( Master Ensuite )
- Separate Luxury First Floor Bathroom
- Ground Floor W.C
- Gas Heating /Double Glazing
- Lift & Stair Access From Street Level
- Private, Gated Parking With Remote Control Entry And One Allocated Parking Space
- Early Viewing Advised



## SUMMARY

Well presented duplex apartment perfectly located in a popular and well established development in Finaghy, South Belfast. The property is within walking distances of many shops and amenities.

The apartment is deceptively spacious and comprises of a living room open to a modern kitchen with dining area and w.c on the first floor. Two bedrooms ( master with ensuite ) and a separate luxury bathroom are to the second floor.

The apartment further benefits from lift access, secure gated parking, gas heating and double glazing.

Early viewing is advised.

## ACCOMMODATION:

### Ground Floor

#### Communal entrance

### First Floor

#### ENTRANCE HALL:

**LIVING ROOM OPEN TO KITCHEN: 17' 4" x 15' 4"**  
(5.28m x 4.67m) Kitchen - Excellent range of high and

low level units, formica work surfaces, chrome handles, stainless steel sink unit, integrated oven and four ring gas hob with extractor over, integrated fridge freezer, plumbed for washing machine, spot lighting

**W.C:** Low flush w.c, wash hand basin, tiled floor, panelled radiator, extractor fan

### Second Floor

**LANDING:** Linen closet

**BEDROOM (1): 11' 9" x 7' 8" (3.58m x 2.34m)**

**ENSUITE SHOWER ROOM:** Fully tiled shower cubicle, low flush w.c, pedestal wash hand basin with chrome mixer taps, partly tiled walls, tiled floor

**BEDROOM (2): 8' 9" x 7' 7" (2.67m x 2.31m)**

**BATHROOM:** White suite comprising of a panel bath with chrome taps, low flush w.c, pedestal wash hand basin with chrome mixer taps, tiled floor, partly tiled walls

#### Outside

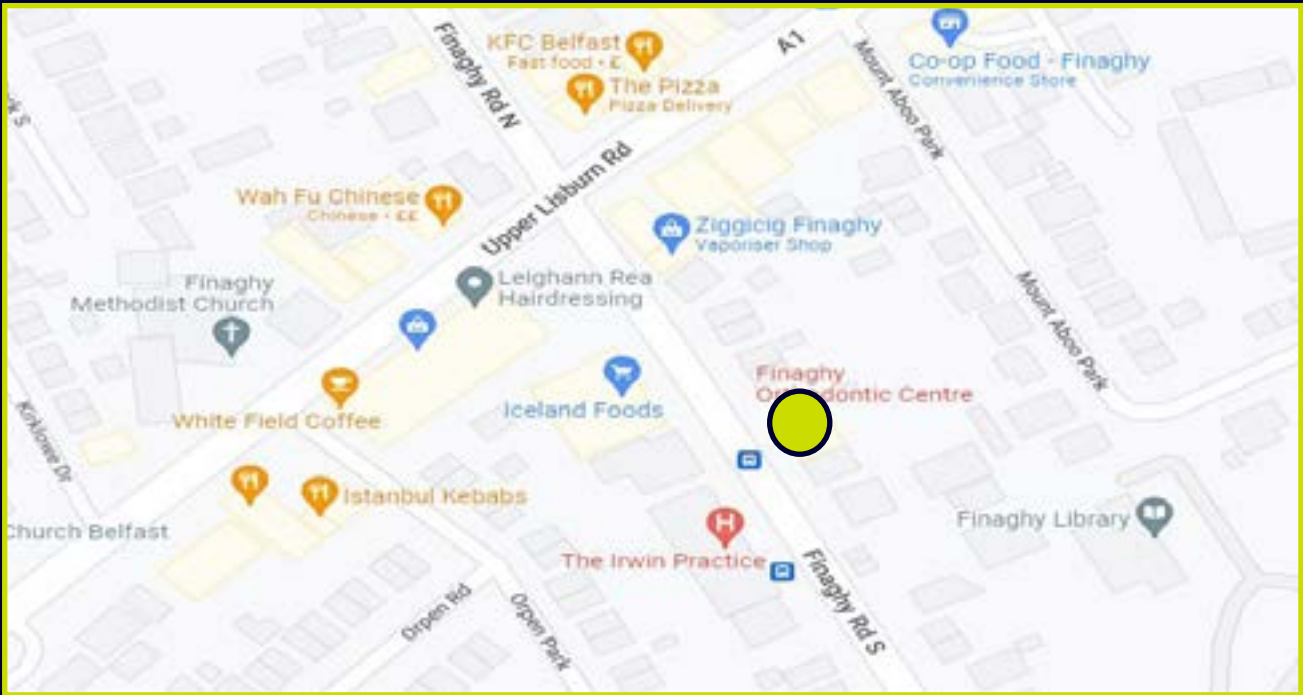
Ground floor, secure gated parking with remote entry.( one allocated space ) and communal parking.

First floor communal courtyard with decking and built in seating.





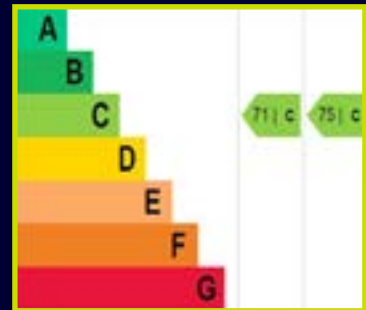
# LOCATION MAP



# FLOOR PLANS (NOT TO SCALE)



# EPC



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