

# Dougan

RESIDENTIAL

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



**28 The Hill**

Belfast, BT10 0FY

**Asking Price £159,950**

## KEY FEATURES

- Very Well Presented Mid Terrace
- Excellent Location Close To Many Local Amenities
- Belfast City Centre Easily Accessible
- Bright And Spacious Living Room
- Modern Kitchen Open To Dining Area
- Three Generous Bedrooms
- Well Appointed First Floor Bathroom
- Private And Enclosed Rear Garden
- Driveway Parking
- Gas Fired Central Heating
- Double Glazing
- No Onward Chain



## SUMMARY

Well presented mid terrace located in a quiet cul-de-sac in Erinvale off Finaghy Road South. Many local amenities are close at hand and Belfast city centre is easily accessible by bus, car or rail.

The accommodation briefly comprises of a bright and spacious living room and a modern kitchen with dining area on the ground floor. Three bedrooms and a well appointed family bathroom are to the first floor.

The property further benefits from a private, enclosed rear garden, front garden and driveway parking.

Early viewing is advised.



## ACCOMMODATION:

Ground Floor

**ENTRANCE HALL:** Laminate wooden floor

**LIVING ROOM:** 13' 2" x 12' 2" (4.01m x 3.71m)

Laminate wooden floor

**KITCHEN WITH DINING AREA :** 16' 2" x 11' 0" (4.93m x 3.35m)

Range of high and low level units, formica work surfaces, chrome handles, stainless steel sink unit, space for oven and hob, chrome extractor fan, under counter integrated fridge and freezer, partly tiled walls, tiled floor, sliding doors to rear garden

## First Floor

**LANDING:** Linen closet with gas boiler, access to partially floored roofspace

**BEDROOM (1):** 11' 7" x 11' 3" (3.53m x 3.43m)

Laminate wooden floor

**BEDROOM (2):** 12' 9" x 10' 6" (3.89m x 3.2m)

**BEDROOM (3):** 9' 5" x 7' 3" (2.87m x 2.21m) Built in storage, laminate wooden floor

**BATHROOM:** Panel bath with chrome taps, pedestal wash hand basin with chrome taps, low flush w.c, heated chrome towel radiator, tongue and groove ceiling, tiled floor, fully tiled walls, spot lighting

## Outside

Private and enclosed paved rear garden with decking, mature shrubs, timber fence and excellent storage. Front garden laid in lawn and driveway parking.

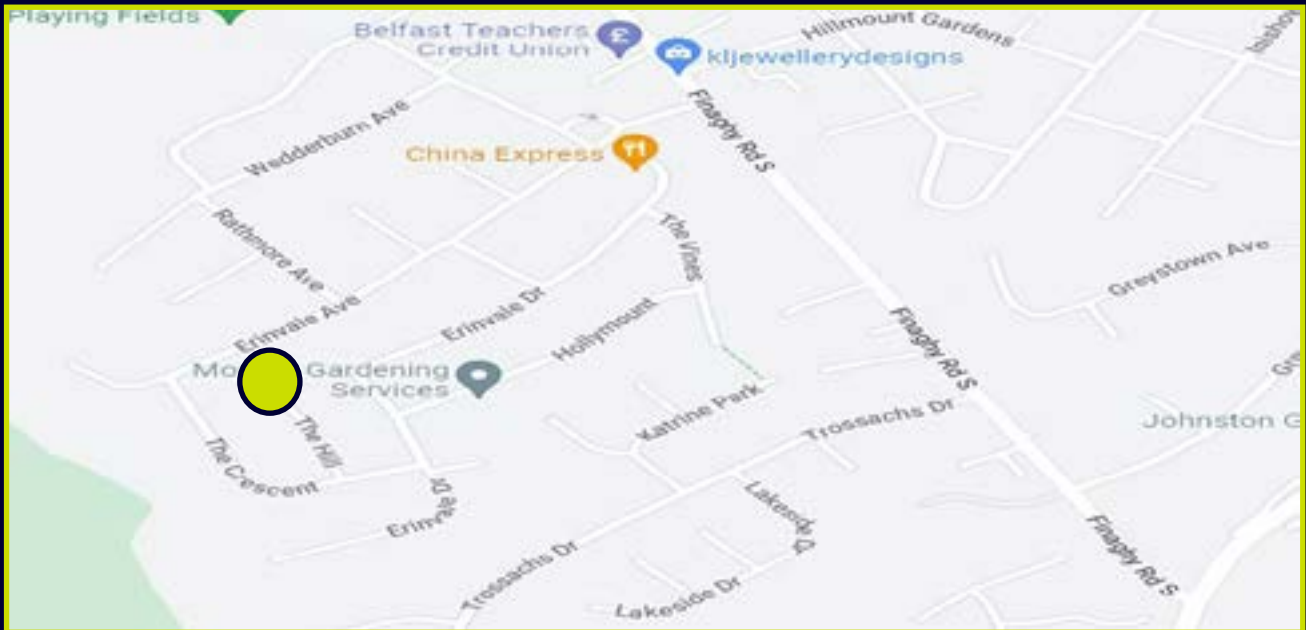




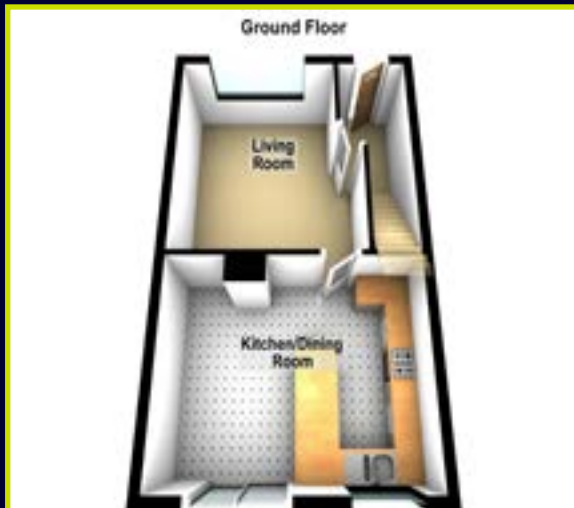




## LOCATION MAP



## FLOOR PLANS (NOT TO SCALE)



## EPC



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