

# Dougan

RESIDENTIAL

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



**116 Finaghy Road South**  
Belfast, BT10 0DG

**Asking Price £179,950**

## KEY FEATURES

- Very Well Presented Semi-Detached Home
- Finaghy Village Within Walking Distance
- Public Transport Services And Main Arterial Routes Easily Accessible
- Bright And Spacious Front Living Room
- Rear Dining Room Open To Fitted Kitchen
- Utility Store
- Two Double Bedrooms
- Well Appointed First Floor Shower Room
- Private Front & Rear Gardens In Lawn
- Off Road Parking Option To Rear
- Gas Fired Central Heating
- Double Glazing
- Early Viewing Advised



## SUMMARY

Very well presented, semi-detached home located within walking distance of Finaghy Village. Belfast City Centre is easily accessible by bus, car or rail and many local amenities are close at hand.

Internally the property comprises of a bright and spacious living room, rear dining room, utility store and a modern, recently installed kitchen. To the first floor is a well-appointed shower room and two double bedrooms.

Externally the property benefits from front and rear gardens, storage shed and off road parking to the rear. The property further benefits from gas fired central heating and double glazed windows.

The property will appeal to a range of first time buyers and professionals and early viewing is advised to appreciate this fine home.

## ACCOMMODATION:

### Ground Floor

**ENTRANCE HALL:** Engineered oak flooring, Pvc front door, picture rail

**LIVING ROOM:** 10' 6" x 9' 1" (3.2m x 2.77m) Feature exposed brick fire place, corning, picture rail

**DINING ROOM:** 15' 1" x 8' 6" (4.6m x 2.59m) Picture rail, engineered oak flooring

**UTILITY STORE:** Plumbed for washing machine, gas boiler

**KITCHEN:** 11' 7" x 5' 6" (3.53m x 1.68m) Recently fitted range of high and low level units with chrome handles and feature under lighting, wine rack, wood effect work surfaces, stainless steel sink unit, integrated oven and hob with mosaic tiled splash back and extractor fan over, space for fridge freezer, tiled floor, partly tiled walls

### First Floor

#### LANDING:

**BEDROOM (1):** 12' 0" x 9' 5" (3.66m x 2.87m) Built in storage, picture rail, wooden floor

**BEDROOM (2):** 11' 8" x 8' 6" (3.56m x 2.59m) Picture rail (measurement at widest points)

**SHOWER ROOM:** Fully tiled shower cubicle, pedestal wash hand basin, low flush w.c, partly tiled walls, extractor fan

#### Outside

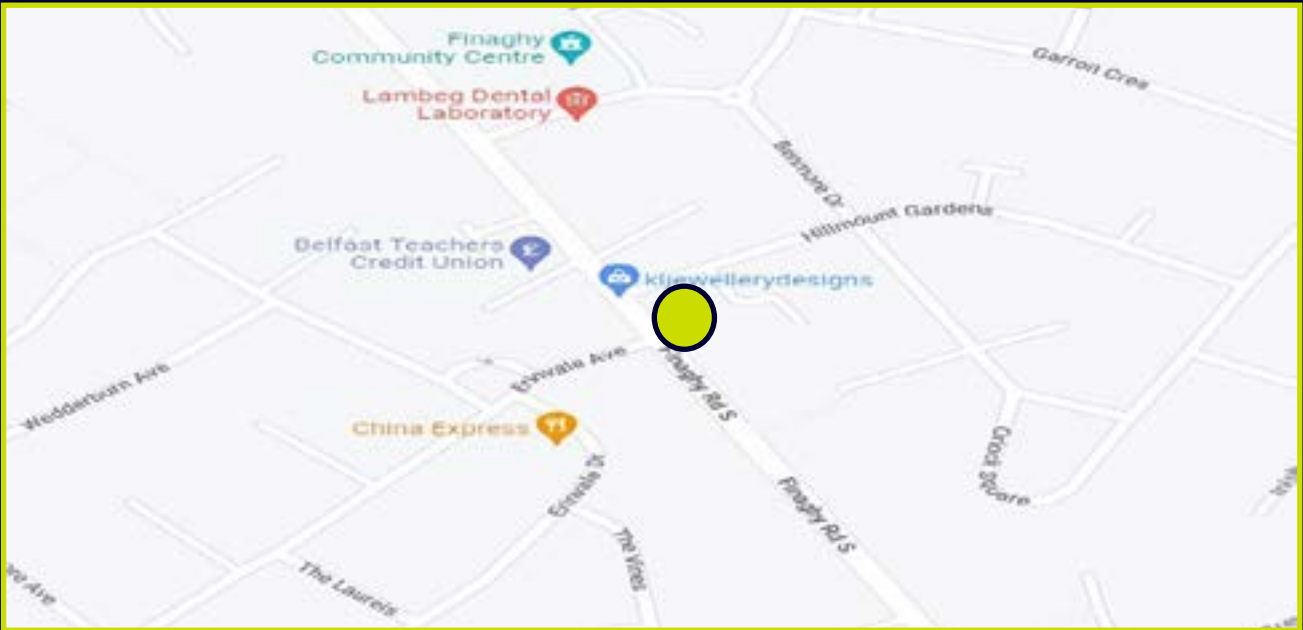
Front garden laid in lawn with mature shrubs. Private, enclosed rear garden laid in lawn with raised flower beds, storage shed and additional storage (former oil boiler house).

Off road parking option to the rear.





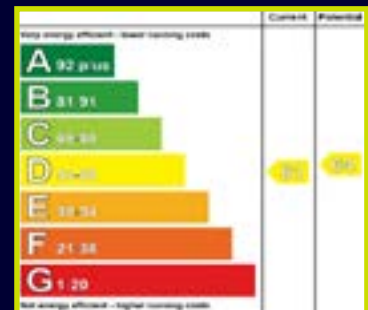
## LOCATION MAP



## FLOOR PLANS (NOT TO SCALE)



## EPC



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