

# Dougan

RESIDENTIAL

Telephone 028 9030 8855  
[douganproperty.com](http://douganproperty.com)



**14 The Vines**  
Belfast, BT10 0GP

**Asking Price £214,950**

## KEY FEATURES

- Stunning Semi-Detached Family Home
- Popular And Convenient Location Close To Local Shops And Amenities
- Finaghy Village Within Walking Distance
- Public Transport And Main Arterial Routes Easily Accessible
- Bay Fronted Living Room
- Family Room With Doors To Rear Garden
- Modern Fully Fitted Kitchen
- Utility Room And Downstairs W.C
- Three Generous Bedrooms With Built in Storage
- Luxury Wet Room
- Large Private Rear Garden With Decking
- Driveway Parking To Front For Several Cars
- Detached Garage
- Gas Fired Central Heating & Double Glazed
- Early Viewing Advised



## SUMMARY

Stunning semi-detached family home located in a street in a popular development off Finaghy Road South. Many local amenities are close at hand and main arterial routes and public transport services are easily accessible.

Internally the property has finished to an excellent standard and comprises of bay fronted living room, family room with doors to rear garden, modern fitted kitchen and utility room complete with downstairs w.c on the ground floor. A luxury wet room and three generous bedrooms with built in storage are to the first floor.

The property further benefits from a private, landscaped rear garden with decking and sun house, detached garage and driveway parking for several cars.

Early viewing is advised to appreciate this fine home.

## ACCOMMODATION:

**ENTRANCE HALL:** Pvc front door with side windows, wooden floor, cornicing, under stair storage

**LIVING ROOM:** 12' 8" x 10' 8" (3.86m x 3.25m) Bay fronted, cornicing, wooden floor

**FAMILY ROOM:** 12' 5" x 10' 8" (3.78m x 3.25m)

Double doors to rear garden, cornicing, wooden floor

**KITCHEN:** 10' 2" x 7' 4" (3.1m x 2.24m) Excellent range of high gloss, high and low level units with chrome handles and feature under lighting, soft closing drawers and cupboards, formica work surfaces, stainless steel sink unit, integrated Indesit oven and halogen hob with chrome extractor fan over, laminate wooden floor, spotlighting, partly tiled walls

**UTILITY ROOM:** 5' 5" x 5' 5" (1.65m x 1.65m) Range of units, plumbed for washing machine, formica work surfaces, velux window

**DOWNSTAIRS W.C.:** Low flush w.c, wash hand basin, tiled splash back with mosaic splash back, extractor fan

## First Floor

**LANDING:** Access to partially floored roof space

**WET ROOM:** Luxury white suite comprising low flush w.c, pedestal wash hand basin with chrome taps, walk in shower, heated chrome towel radiator, linen closet, tiled walls

**BEDROOM (1):** 12' 5" x 8' 7" (3.78m x 2.62m) Built in mirrored robes

**BEDROOM (2):** 11' 3" x 8' 9" (3.43m x 2.67m) Built in mirrored robes

**BEDROOM (3):** 8' 2" x 7' 5" (2.49m x 2.26m) Built in storage

## Outside

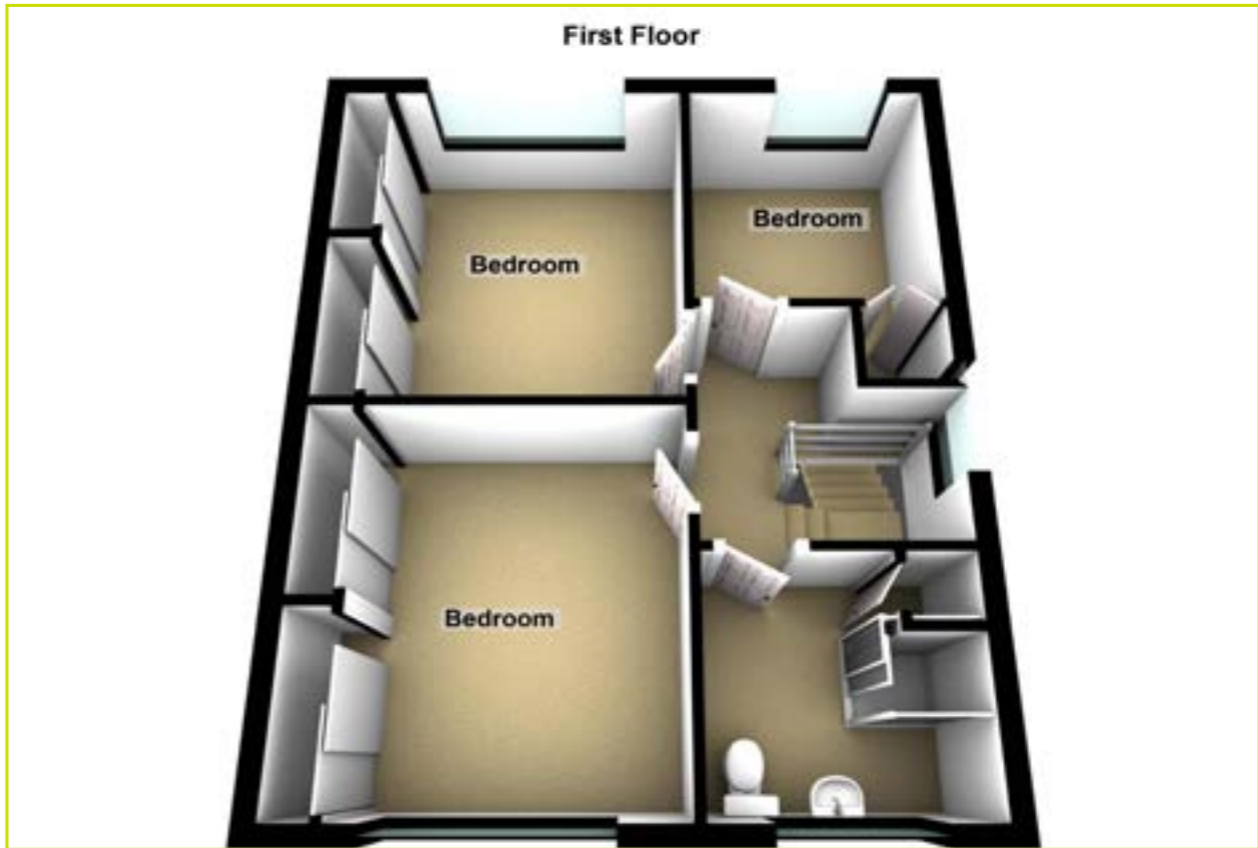
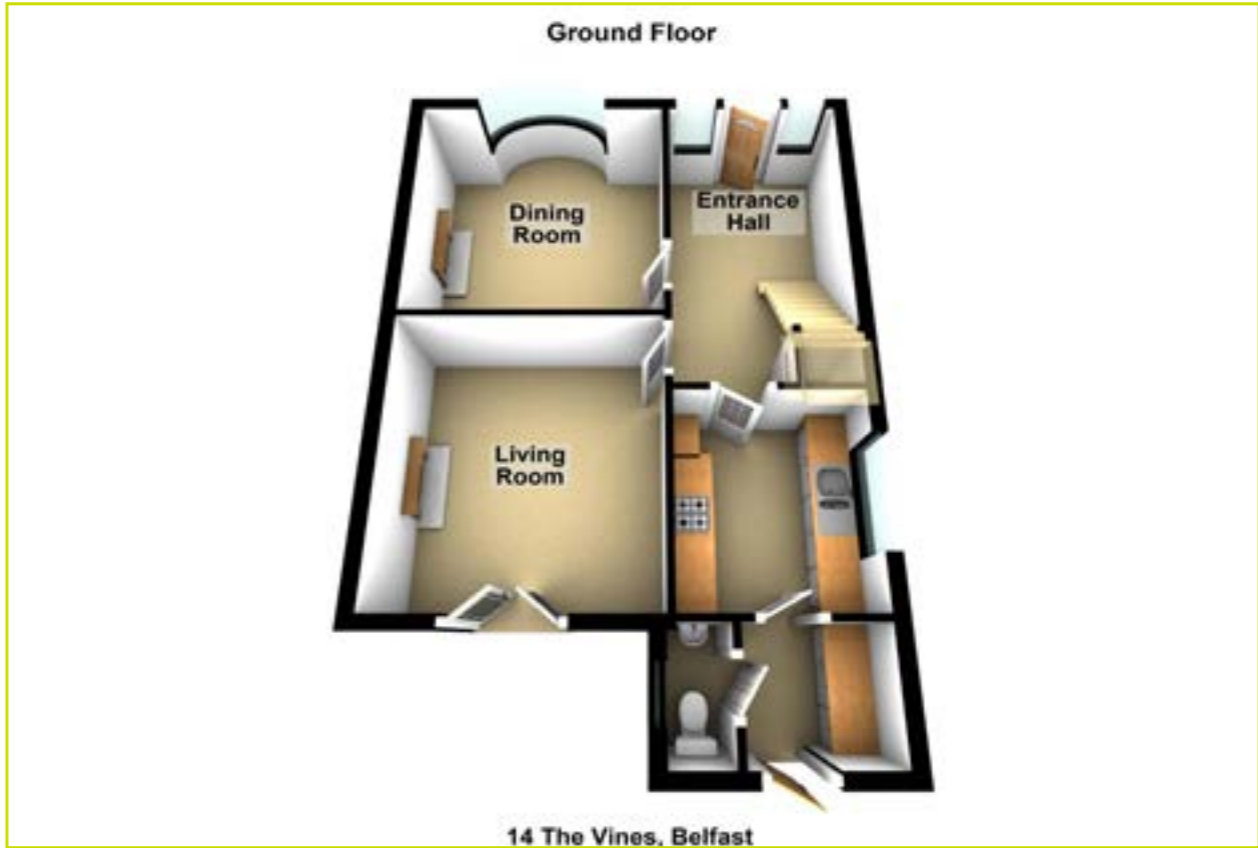
**DETACHED GARAGE:** 12' 3" x 8' 2" (3.73m x 2.49m)

Driveway parking to front. Private rear garden laid in loose stone with decked area, additional patio, sun house, shrubs, bushes and timber fencing.

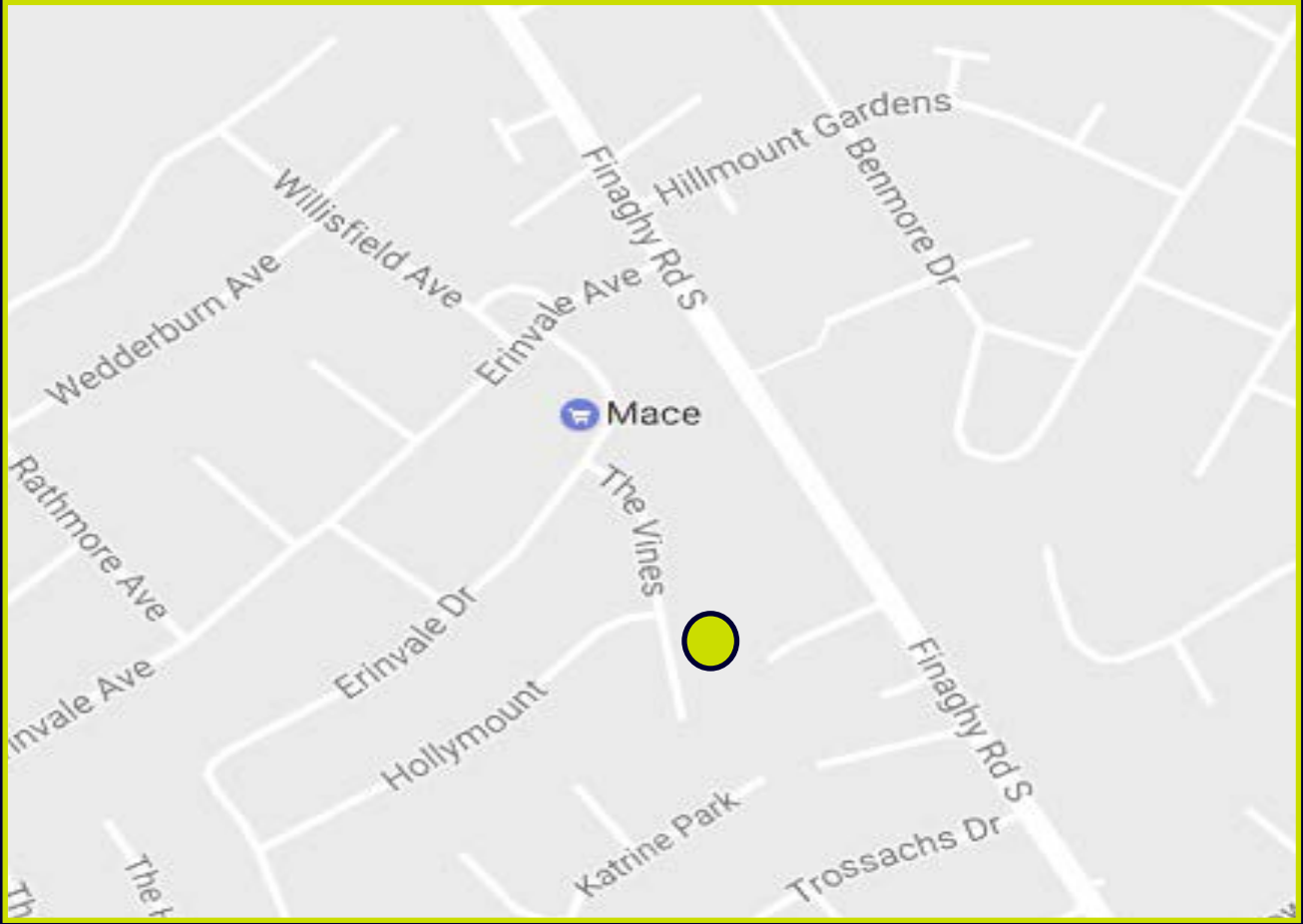








## LOCATION MAP



**DIRECTIONS:** Travelling down Finaghy Road South towards Erinvale turn left on to Erinvale Avenue. Turn left on to Erinvale Drive and The Vines is the first street on the left

## EPC



**Dougan**  
RESIDENTIAL

7 Orpen Shopping Centre Upper Lisburn Road  
Belfast BT10 0BG  
Telephone 028 9030 8855  
Email [info@douganproperty.com](mailto:info@douganproperty.com)  
Web [www.douganproperty.com](http://www.douganproperty.com)



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