

Dougan

RESIDENTIAL

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22 The Vines
Belfast, BT10 0GP

Asking Price £209,950

KEY FEATURES

- Stunning Semi-Detached Family Home
- Bright And Spacious Living Room
- Modern Kitchen Open To Dining / Family Area
- Three Generous Bedrooms
- Luxury First Floor Bathroom
- Detached Garage
- Private Enclosed Rear Garden With Feature Loose Stone Sitting area
- Double Doors To Rear Garden
- Extensively Refurbished Throughout
- Re-Wired
- Re-Plumbed
- Newly Installed Gas Fired Central Heating
- Double Glazed Throughout
- Little To Do But Move In !!!
- No Onward Chain / Excellent First Time Buy / Early Viewing Advised





SUMMARY

Refurbished to a very high specification, this semi-detached family home will surely appeal to a wide range of purchasers. The property benefits from an excellent location offering ease of access to many local shops and amenities. Belfast city centre is easily accessible by bus, car or rail.

The accommodation comprises of a bright and spacious living room and a modern kitchen open to dining / living room with double doors to the rear garden, on the ground floor. Three generous bedrooms and a luxury family bathroom are to the first floor.

The property further benefits from a private, enclosed rear garden in lawn, patio in loose stone, front garden in lawn and a driveway leading to a detached garden.

Early viewing is advised to appreciate this fine home.

ACCOMMODATION:

Ground Floor:

ENTRANCE HALL:

Composite front door, porcelain tiled floor, under stair storage

LIVING ROOM: 11' 3" x 10' 8" (3.42m x 3.26m)

KITCHEN OPEN TO FAMILY / DINING ROOM: 18' 8" x 10' 7" (5.68m x 3.23m)

Stunning range of high and low level units, marble effect work surfaces with tiled upstand splash back, sink unit with brass swan mixer tap, integrated Lamona oven and ring induction hob, chrome extractor fan over, integrated fridge freezer, integrated Lamona dishwasher, plumbed for washing machine, spot lighting, cornicing, porcelain tiled floor, double doors to rear garden

First Floor

LANDING: Roof space access

BEDROOM (1): 12' 6" x 10' 10" (3.82m x 3.29m)

BEDROOM (2): 11' 3" x 10' 12" (3.42m x 3.34m)

BEDROOM (3): 8' 2" x 7' 6" (2.49m x 2.28m)
Built in storage

BATHROOM: Luxury white suite comprising of a low flush w.c, wash hand basin with chrome taps and storage under, panel bathroom with chrome drench style shower, heated chrome towel radiator, partly tiled walls, tiled floor, spot lighting

Outside

DETACHED GARAGE: 17' 2" x 8' 2" (5.23m x 2.49m) Driveway parking and timber fencing.

Private rear garden laid in lawn with mature trees and hedges, patio in loose stone, storage.
Front garden laid in lawn.













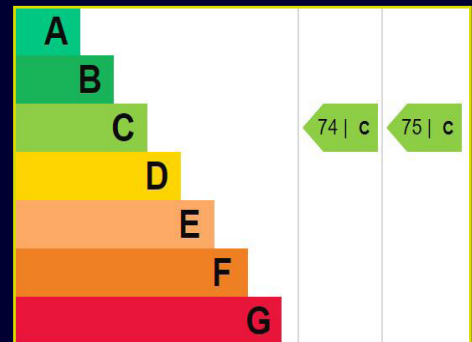
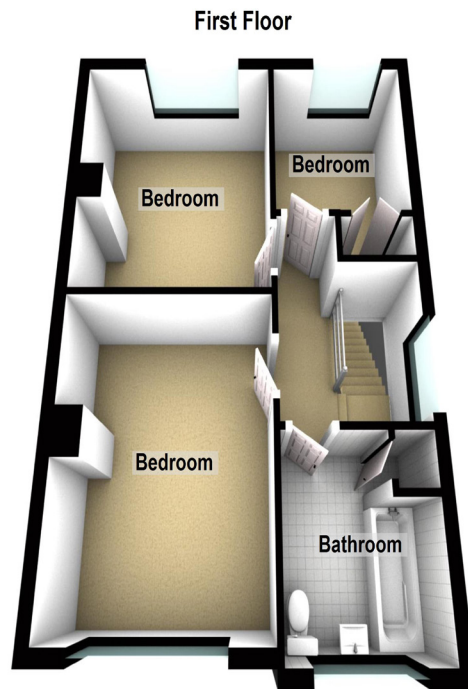




Floor Plans (Not To Scale)



22 The Vines, Belfas



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