

Dougan

RESIDENTIAL

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22 Erinvale Gardens

Belfast, BT10 0FS

Asking Price £155,000

KEY FEATURES

- Excellent End Terrace Located In A Popular And Convenient Development Off Finaghy Road South
- Finaghy Village Easily Accessible
- Bright And Spacious Living Room
- Fitted Kitchen
- Separate Dining Room
- Three Generous Bedrooms
- Fixed Staircase To Floored Roof Space
- Well Appointed Bathroom In White Suite
- Large Private Rear Garden In Lawn With Patio
- Driveway Parking For Two Cars
- Detached Garage
- Double Glazing
- Oil Fired Central Heating
- Early Viewing Advised To Appreciate This Fine Home



SUMMARY

Excellent end terrace located in Erinvale, off Finaghy Road South. The property is within walking distance of Finaghy village and offers ease of access to main arterial routes and public transport services.

The accommodation briefly comprises of a bright and spacious living room and fitted kitchen and separate dining room on the ground floor. Three bedrooms and a well appointed bathroom are on the first floor. The property also features a fixed stair case to a floored roofspace.

The property occupies an excellent site and benefits from a large rear garden laid in lawn with patio, driveway parking and a detached garage.

Early viewing is advised to appreciate this fine home.

ACCOMMODATION:

Ground Floor

ENTRANCE HALL: Glazed wooden door to entrance hall.

LIVING ROOM: 13' 3" x 11' 6" (4.04m x 3.51m)

KITCHEN: 17' 2" x 11' 2" (5.23m x 3.4m) Excellent range of high and low level units, stainless steel sink unit with chrome mixer tap, oven, integrated fridge freezer, plumbed for washing machine, partly tiled walls & tiled floor.

DINING ROOM: 11' 7" x 10' 9" (3.53m x 3.28m)

First Floor

LANDING: Hot press

BEDROOM (1): 12' 7" x 11' 9" (3.84m x 3.58m)

BEDROOM (2): 12' 0" x 11' 7" (3.66m x 3.53m)

BEDROOM (3): 8' 9" x 7' 5" (2.67m x 2.26m) Access to floored roof space

BATHROOM: White suite comprising of panel bath with electric shower over, low flush WC, pedestal wash hand basin with chrome mixer tap, fully tiled walls and tiled floor.

Outside

DETACHED GARAGE: 15' 0" x 10' 0" (4.57m x 3.05m)

Light and power

BOILER HOUSE 10' 0" x 4' 7" (3.05m x 1.4m) Boiler replaced 2 years ago.

Driveway parking for two cars. Large private enclosed rear garden laid in lawn with mature hedges, shrubs and patio. Polytunnel and two sheds.

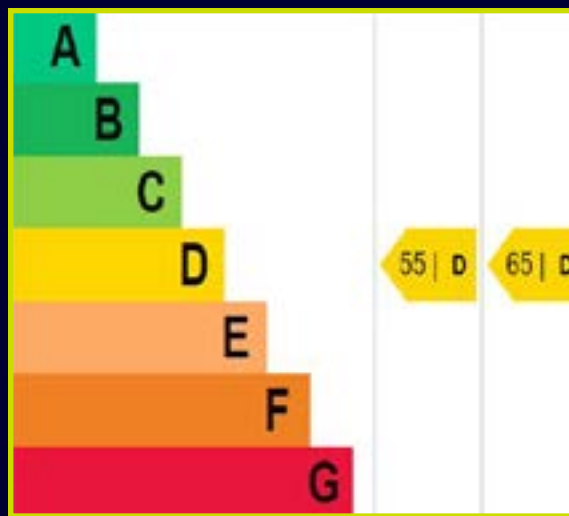
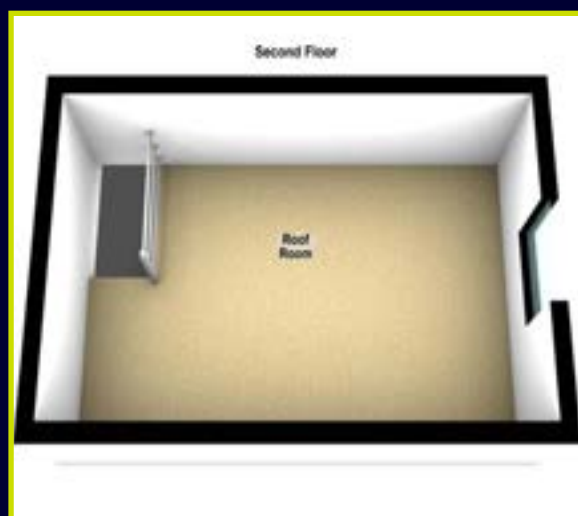




FLOOR PLANS (NOT TO SCALE)



EPC



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