

# Dougan

RESIDENTIAL

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



## 9 Geeragh Place

Belfast, BT10 0ER

**Asking Price** £129,950

## KEY FEATURES

- Very Well Presented Mid Terrace Located Within Walking Distance To Finaghy Village
- Many Local Amenities Close At Hand
- Belfast City Centre Easily Accessible By Bus, Car Or Rail
- Bright And Spacious Living Room
- Modern Kitchen With Dining Area
- Three Generous Bedrooms
- First Floor Bathroom And Separate W.C
- Enclosed Rear Garden In Lawn With Patio
- Driveway Parking To The Front
- Excellent Storage
- Oil Fired Central Heating
- Double Glazing
- Early Viewing Advised



## SUMMARY

.Very well presented mid terrace located in Finaghy, South , Belfast. The property offers ease of access to many shops, amenities, public transport services and main arterial routes.

The property has been maintained to an excellent standard by the current owners. The accommodation comprises of a bright and spacious living room, modern kitchen with dining area and excellent storage on the ground floor. Three bedrooms and a well appointed bathroom with separate w.c are to the first floor.

The property further benefits from a private and enclosed rear garden laid in lawn with patio and driveway parking to the front.

Early viewing is advised.

## ACCOMMODATION:

### Ground Floor

**ENTRANCE HALL:** Pvc front door, wood strip floor, under stair recess

**LIVING ROOM:** 15' 12" x 10' 3" (4.87m x 3.13m)

Feature fireplace, dado rail

**KITCHEN WITH DINING AREA :** 11' 7" x 10' 3" (3.54m x 3.12m) Excellent range of high and low level units, wood effect work surfaces, stainless steel sink unit, space for oven and hob with chrome splash back and extractor fan over, integrated fridge freezer, plumbed for washing machine, tiled floor, partly tiled walls

**ALLEY WAY STORAGE:** Access via Pvc front and rear doors

### First Floor

**LANDING:** Linen closet, hot press

**BATHROOM:** Panel bath with chrome taps, wash hand basin with chrome taps

**W.C:** Low flush w.c, wash hand basin with chrome taps

**BEDROOM (1):** 10' 10" x 9' 5" (3.29m x 2.88m) Built in storage

**BEDROOM (2):** 10' 4" x 7' 5" (3.15m x 2.26m)

**BEDROOM (3):** 12' 3" x 10' 1" (3.74m x 3.08m)

### Outside

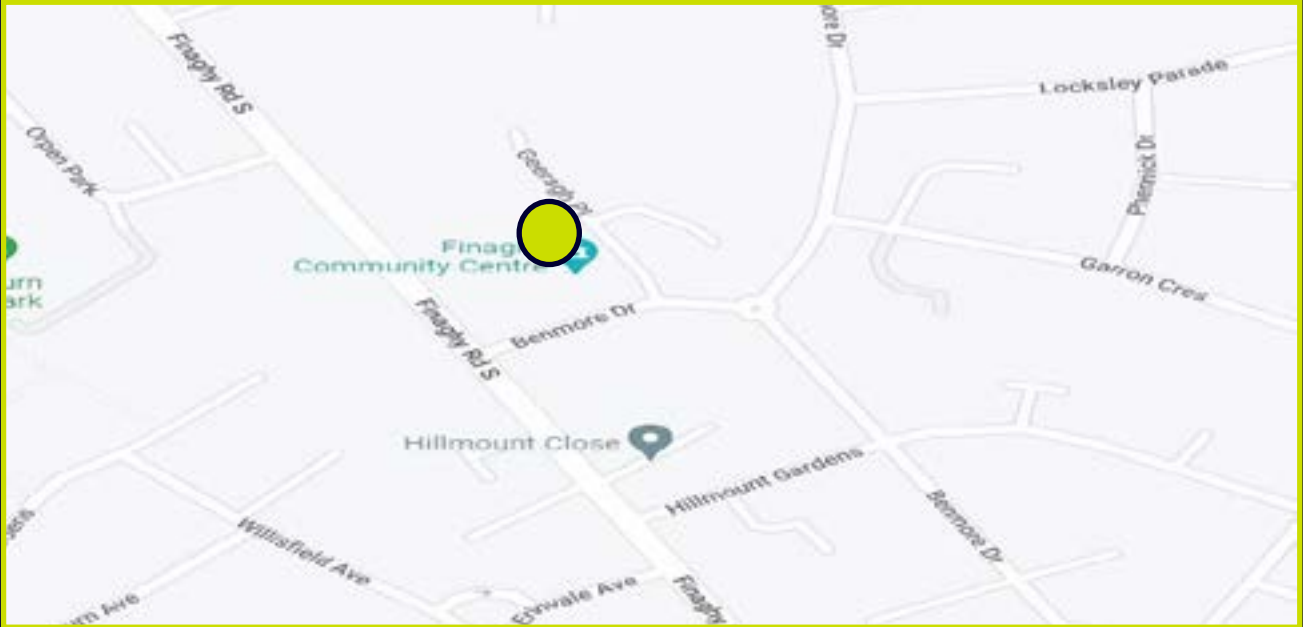
Enclosed rear garden with patio, shed, shrubs.

Driveway parking to front.





## LOCATION MAP



## FLOOR PLANS (NOT TO SCALE)



## EPC



**Dougan**  
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6 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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