

Dougan

RESIDENTIAL

Telephone 028 9030 8855
douganproperty.com



16 Geeragh Place

Belfast, BT10 0ER

Asking Price £139,950

KEY FEATURES

- End Terrace In A Quiet Cul-De-Sac Location
- Public Transport Services And Main Arterial Routes Easily Accessible
- Excellent Location Close To Local Shops And Amenities
- Bright And Spacious Front Living Room
- Kitchen With Dining Area
- Downstairs Shower Room
- Four Generous Bedrooms
- Large Side And Rear Garden
- Outbuildings Suitable For A Variety Of Uses
- Oil Fired Central Heating
- Double Glazing
- Superb Potential
- Early Viewing Advised



SUMMARY

End terrace located at the end of a cul-de-sac in Finaghy, South Belfast. The property is within easy walking distance of many shops and amenities and main arterial routes and public transport services close at hand.

The property is deceptively spacious and the accommodation comprises of living room, kitchen with dining area and shower room on the ground floor. Four generous bedrooms are to the first floor.

The property occupies a generous site and benefits from private, enclosed side and rear buildings with a range of outbuildings suitable for a variety of uses.

Early viewing is advised to appreciate the potential this house has to offer.

ACCOMMODATION:

Ground Floor

ENTRANCE HALL: Under stair recess, pvc front door

LIVING ROOM: 13' 4" x 10' 2" (4.06m x 3.1m)

KITCHEN WITH DINING AREA : 21' 9" x 10' 5" (6.63m x 3.18m) Excellent range of high and low level units, chrome handles, breakfast bar, space for oven and hob, extractor fan, plumbed for dishwasher, space for fridge freezer, partly tiled walls, tongue and groove ceiling

SHOWER ROOM: Shower cubicle, low flush w.c, wash hand basin, heated chrome towel radiator, low flush w.c, spot lighting, tongue and groove ceiling

First Floor

LANDING: Roofspace access

BEDROOM (1): 10' 5" x 10' 3" (3.18m x 3.12m)

Double built in robes

BEDROOM (2): 10' 2" x 9' 9" (3.1m x 2.97m)

BEDROOM (3): 10' 1" x 9' 1" (3.07m x 2.77m)

BEDROOM (4): 8' 9" x 7' 3" (2.67m x 2.21m) Built in storage

Outside

Large side and rear gardens with large patio area and mature hedges and borders. Range of outbuildings to rear. Paved driveway to front.

UTILITY STORE: Plumbed for washing machine, light and power.

GARDEN ROOM: 11' 9" x 9' 0" (3.58m x 2.74m)

STORAGE: 14' 9" x 7' 6" (4.5m x 2.29m) Light and power.

ADDITIONAL COVERED STORAGE AREA: 17' 8" x 7' 3" (5.38m x 2.21m) Oil tank

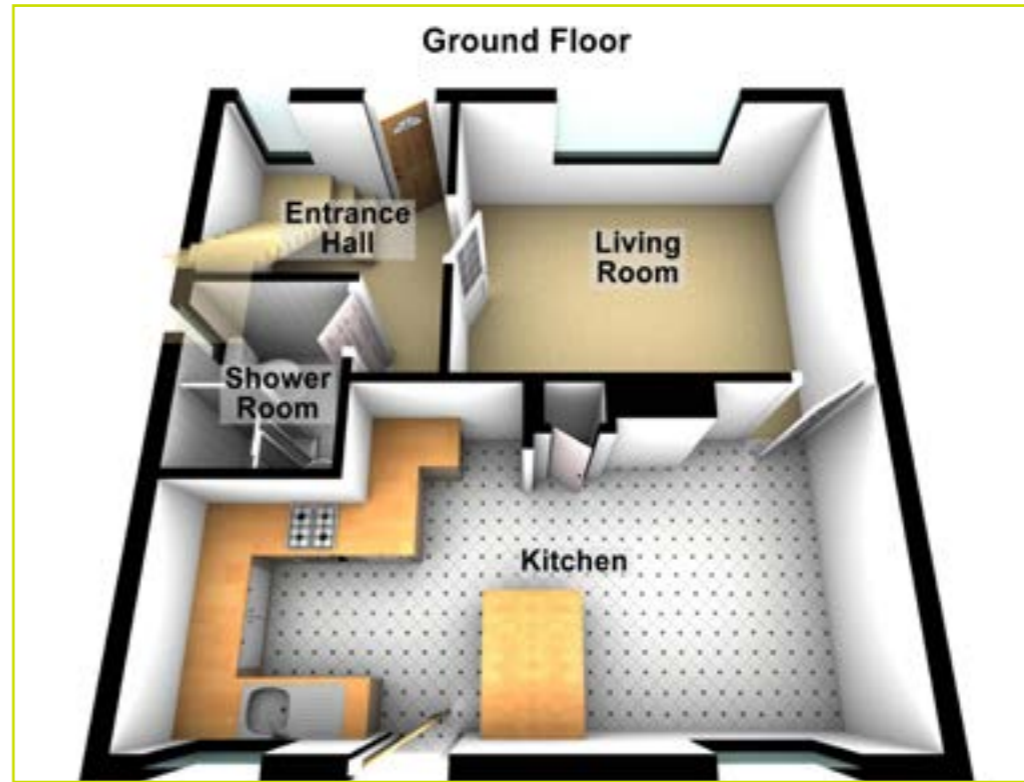




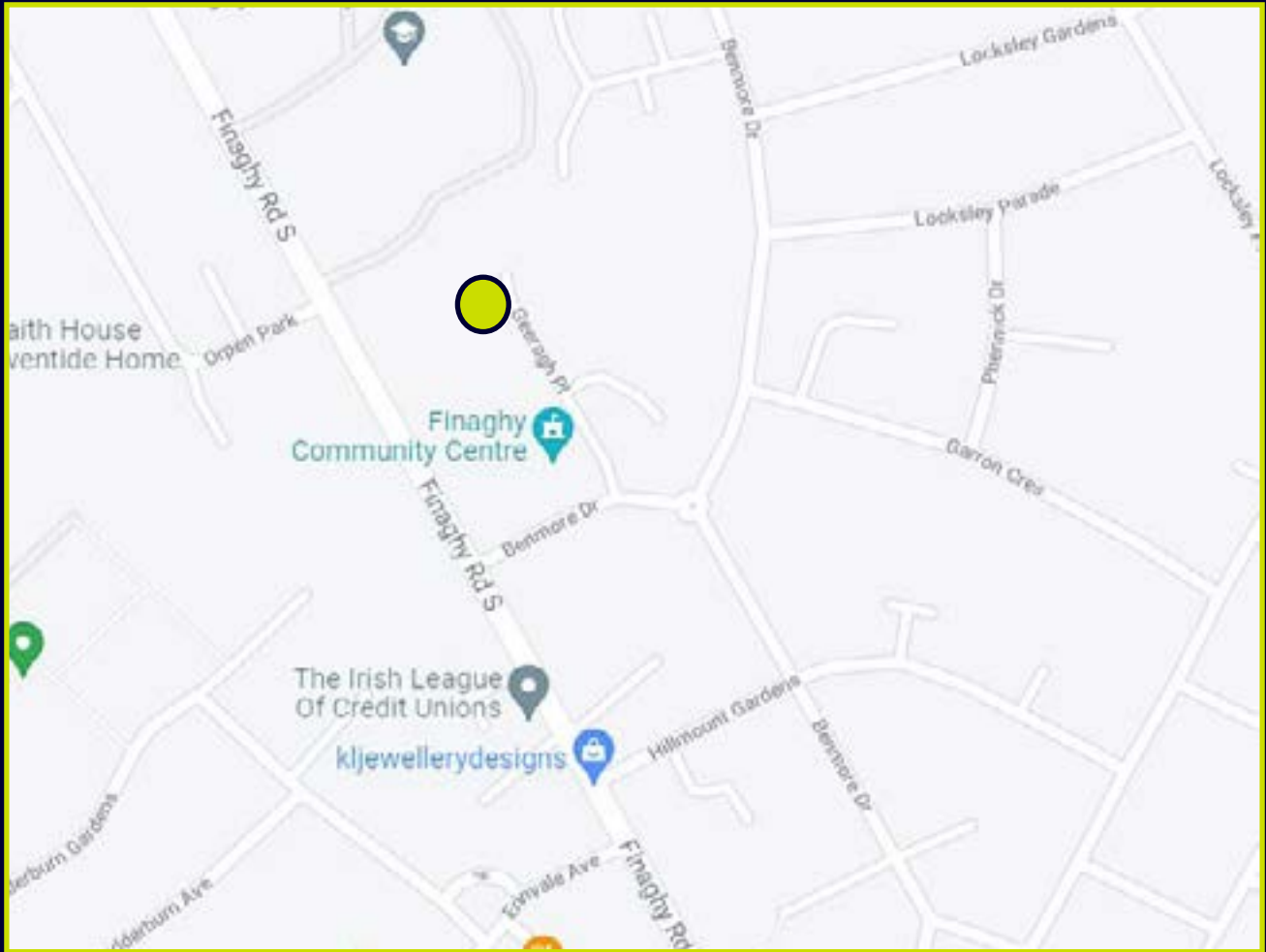




FLOOR PLANS (NOT TO SCALE)



LOCATION MAP



DIRECTIONS : Travelling up Finaghy Road South from the Finaghy crossroads turn left on to Benmore Drive. Geeragh place is the first street on the left.



EPC



Dougan
RESIDENTIAL

6 Orpen Shopping Centre Upper Lisburn Road
Belfast BT10 0BG
Telephone 028 9030 8855
Email info@douganproperty.com
Web www.douganproperty.com



Dougan Residential for themselves and for the Vendors or Lessors of the property whose agents they are give notice that; i) these particulars are given without responsibility of Dougan Residential or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; ii) Dougan Residential cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; iii) no employee of Dougan Residential has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; iv) VAT may be payable on the purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; v) Dougan Residential will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.