

# Dougan

RESIDENTIAL

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**63 Orpen Road**

Belfast, BT10 0BQ

**Asking Price £259,950**

## KEY FEATURES

- Substantial. Extended, Semi-Detached Family Home
- Excellent Location Within Walking Distance Of Finaghy Village
- Many Leading Schools Close At Hand
- Quiet Cul-De-Sac Position
- Bay Fronted Living Room With Parquet Flooring And Feature Fireplace
- Kitchen Open To Dining / Family Room With Double Doors To Rear Garden
- Four Generous Bedrooms Over First And Second Floors
- Well Appointed First Floor Family Bathroom Complete With Separate Shower Cubicle
- Separate W.C
- Enclosed Rear Garden Laid In Lawn With Patio
- Detached Garage
- Gas Heating / Double Glazing
- Early Viewing Advised



## SUMMARY

Very well presented semi-detached family home perfectly positioned within a quiet cul-de-sac within walking distance of all the amenities of Finaghy village. Many leading primary, secondary and grammar schools are close of hand and main arterial routes and public transport services easily accessible.

The accommodation briefly comprises of a bay fronted living room and kitchen open to a dining / family room on the ground floor. Three bedrooms and a well appointed family bathroom complete with a separate shower cubicle are to the first floor. Bedroom four is on the second floor.

The property further benefits from front and rear gardens laid in lawn and a detached garage.

Early viewing is advised.

## ACCOMMODATION:

### Ground Floor

**ENTRANCE HALL:** Pvc front door, parquet flooring, cloakroom, under stair storage

**LIVING ROOM: 13' 4" x 11' 5" (4.06m x 3.48m)**

Parquet flooring, feature fire place with sand stone surround and tiled hearth, bay window

**KITCHEN WITH DINING AREA: 14' 5" x 7' 8" (4.39m x 2.34m)**

Excellent range of high and low level units, chrome handles, formica work surfaces, feature under lighting, space for oven and hob, chrome extractor fan, stainless steel sink unit, plumbed for dish washer, partly tiled walls, spot lighting

**DINING / FAMILY ROOM: 24' 2" x 10' 0" (7.37m x 3.05m)**

**Dining room** - tiled floor, velux window, double doors to rear garden

**Family room** - Parquet floor, feature fireplace with wooden surround and tiled hearth

### First Floor

**LANDING:** Spiral staircase to roofspace conversion

**BATHROOM:** Panel bath with chrome taps, fully tiled shower cubicle with drench style shower fitting, wall hung wash hand basin with chrome taps and storage under, heated towel radiator, LED mirror, linen closet, tiled floor, fully tiled walls, spot lighting

**W.C:** Low flush w.c, tiled floor, tiled walls

**BEDROOM (1):** 13' 8" x 9' 3" (4.17m x 2.82m) Built in double mirror robes, bay window, wood strip flooring

**BEDROOM (2):** 12' 7" x 10' 2" (3.84m x 3.1m) Built in mirror robes

**BEDROOM (3):** 8' 5" x 7' 8" (2.57m x 2.34m) Built in storage, wood strip flooring

### Second Floor:

**BEDROOM (4):** 10' 2" x 9' 2" (3.1m x 2.79m) Spot lighting, built in storage, wood strip flooring, velux window

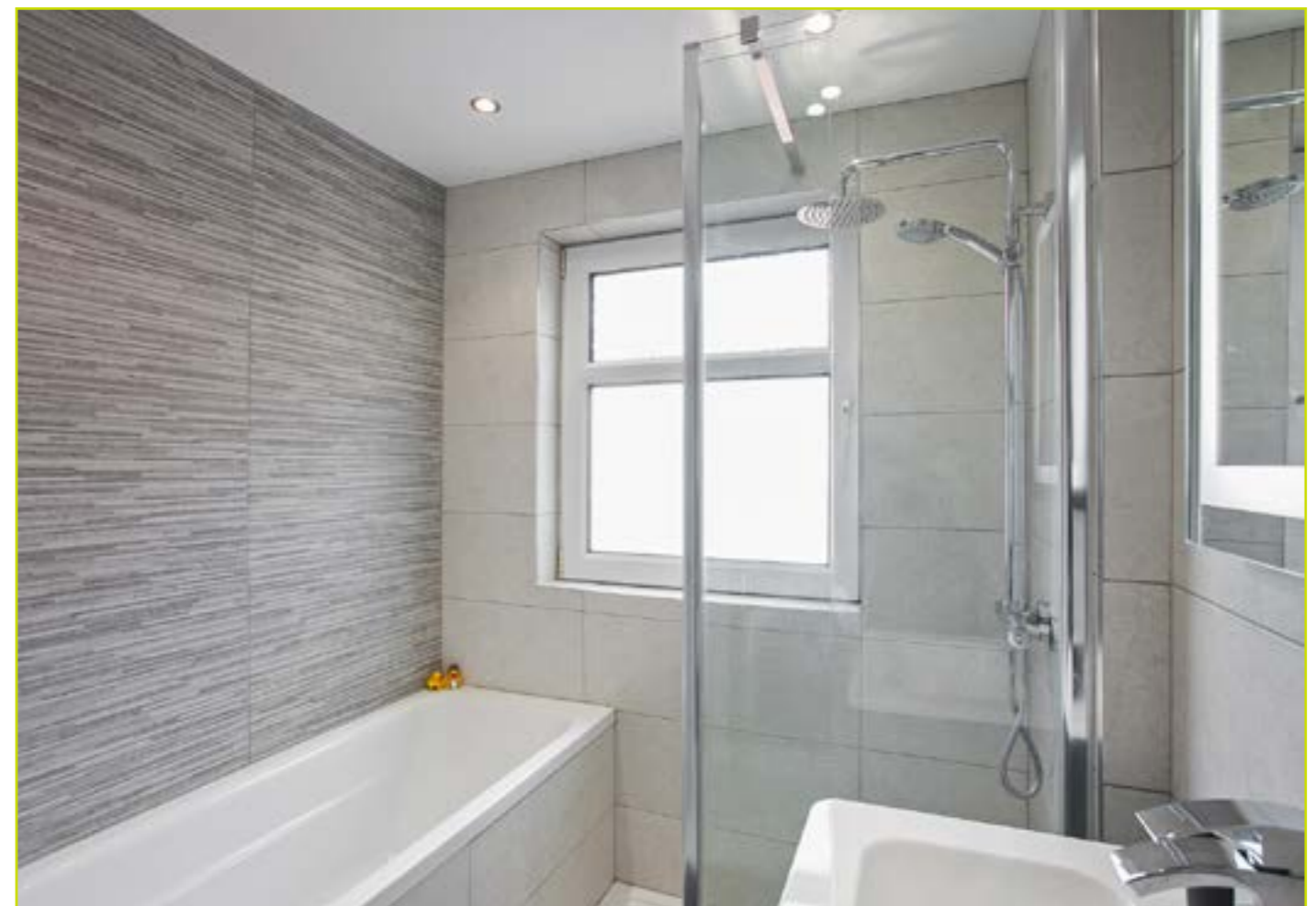
### Outside

**DETACHED GARAGE:** 17' 0" x 8' 5" (5.18m x 2.57m)

Rear garden laid in lawn with patio, timber fence and mature hedging, Front garden laid in lawn with mature beds and timber fence.

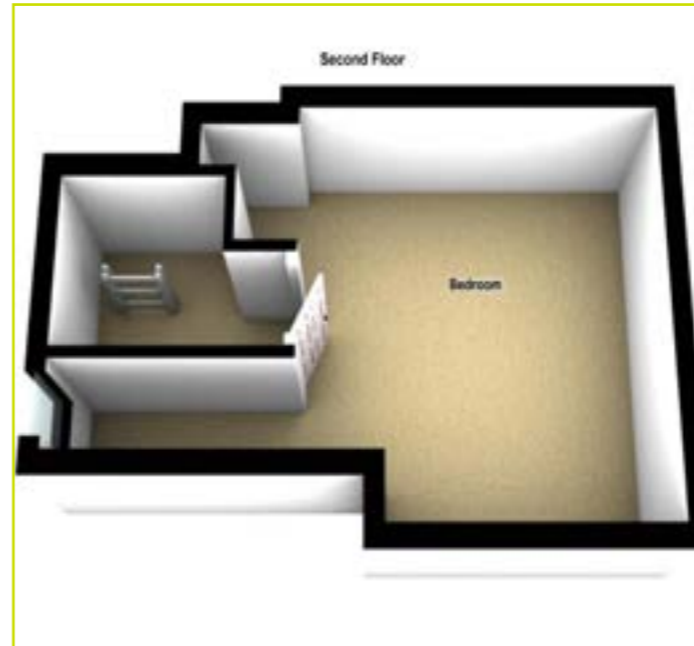




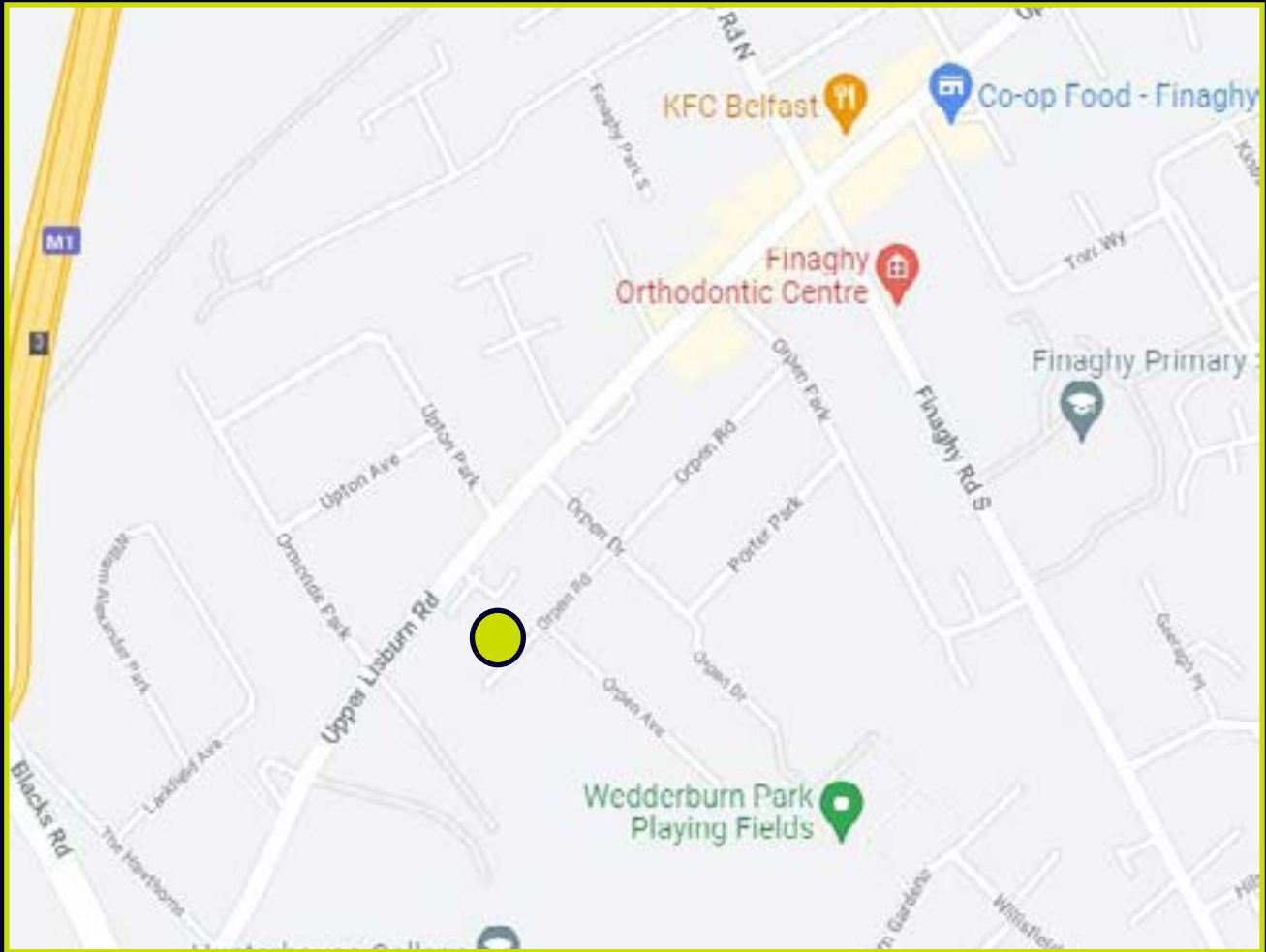




## FLOOR PLANS (NOT TO SCALE)



## LOCATION MAP



**DIRECTIONS :** Travelling along the Upper Lisburn Road away from Belfast turn on to Orpen Drive which is the second street on the left after the Finaghy crossroads. Turn right on to Orpen Road and No 63 is on the right



**EPC**



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