

# Dougan

RESIDENTIAL

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



**33 Katrine Park**

Belfast, BT10 0HT

**Asking Price £167,500**

## KEY FEATURES

- Semi-Detached Family Home In A Popular Well Established Development
- Excellent Location Close To Many Shops And Amenities Of Finaghy
- Belfast City Centre Easily Accessible
- Bright And Spacious Living Room
- Double Doors To Dining Room
- Fitted Kitchen
- Three Generous Bedrooms With Built In Storage
- First Floor Shower Room
- Low Maintenance Paved Rear Garden
- Driveway Parking
- Detached Garage
- Oil Fired Central Heating
- Early Viewing Advised



## SUMMARY

Semi-detached family home located off Trossachs Drive in south Belfast. The property within walking distance of many local amenities. Main arterial routes and public transport services linking Belfast city centre are easily accessible.

The accommodation briefly comprises of a living room with double doors to the dining and a kitchen on the ground floor. Three bedrooms and a shower room are to the first floor.

The property benefits from driveway parking, a detached garage and a low maintenance paved rear garden.

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



## ACCOMMODATION:

### Ground Floor

**ENTRANCE HALL:** Pvc front door, under stair storage

**LIVING ROOM:** 12' 11" x 9' 11" (3.93m x 3.03m)

Feature fireplace with tiled hearth.

Double doors to dining room.

**DINING ROOM:** 12' 0" x 8' 10" (3.67m x 2.7m)

**KITCHEN:** 12' 5" x 7' 4" (3.79m x 2.23m) Range of high and low level units with chrome handles, glass display cabinet, formica work surfaces, stainless steel sink unit, space from oven and hob, chrome extractor fan, plumbed for washing machine

### First Floor

**LANDING:** Roofspace access

**BEDROOM (1):** 13' 0" x 9' 5" (3.97m x 2.87m) Built in storage, hotpress, wood strip flooring

**BEDROOM (2):** 9' 9" x 9' 8" (2.96m x 2.94m) Built in storage

**BEDROOM (3):** 9' 9" x 6' 9" (2.98m x 2.05m) Built in storage

**SHOWER ROOM:** Fully tiled shower cubicle, pedestal wash hand basin, low flush w.c, tiled floor, tiled walls

### Outside

**DETACHED GARAGE:** 16' 6" x 8' 10" (5.03m x 2.7m)

Light and power. Driveway parking. Low maintenance paved rear garden with mature shrubs and bushes. Front garden laid in lawn.

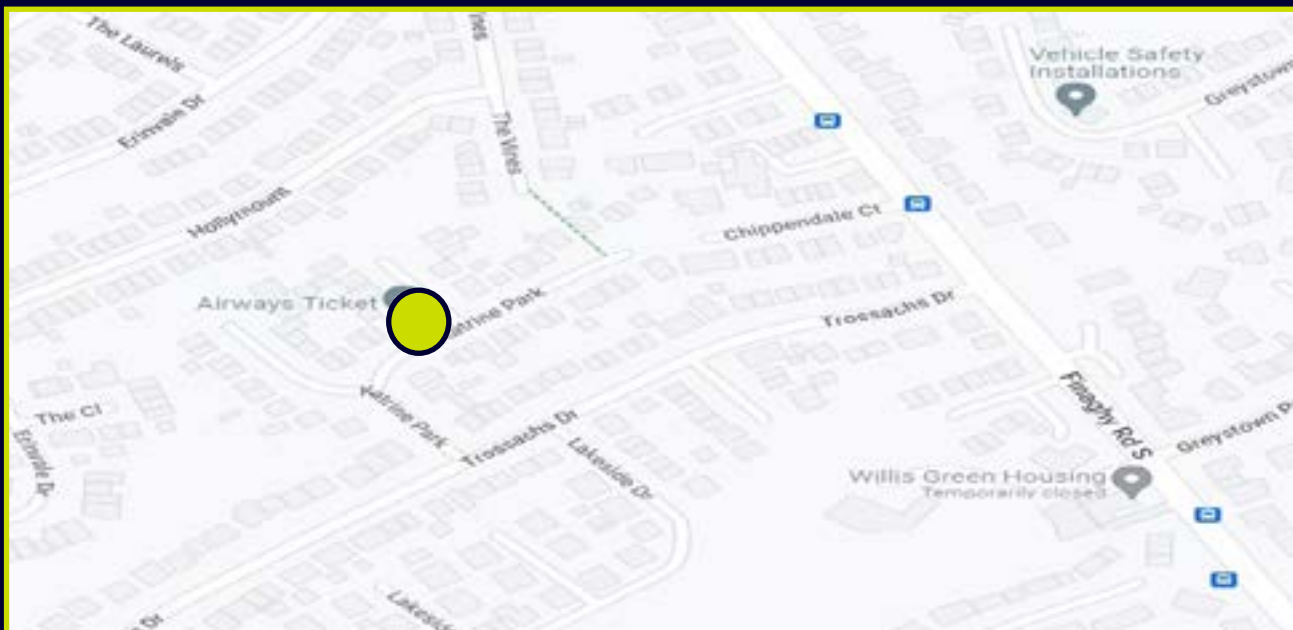








## LOCATION MAP



## FLOOR PLANS (NOT TO SCALE)



## EPC



**Dougan**  
RESIDENTIAL

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)



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.