

Dougan

RESIDENTIAL

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47 Erinvale Drive

Belfast, BT10 0GF

Asking Price £185,000

KEY FEATURES

- Well Presented Semi-Detached Family Home
- Excellent Location Within Walking Distance Of Finaghy Village
- Bright And Spacious Living Room
- Open Plan Kitchen / Living / Dining
- Three Generous Bedrooms All With Built In Storage
- Well Appointed First Floor Shower Room
- Rear Garden Laid In Lawn
- Driveway Parking For Several Vehicles
- Detached Garage
- Double Glazing
- Recently Installed Gas Heating System
- Early Viewing Advised



SUMMARY

Well presented semi-detached family home located in the ever popular Erinvale development, off Finaghy Road South in South Belfast. The many local amenities of Finaghy village are close at hand and Belfast city centre is easily accessible by bus, car or rail.

The accommodation briefly comprises of a bright and spacious living room and a kitchen open to family dining / living area. Three generous bedrooms, all with built in storage, and a well appointed shower room are to the first floor.

The property further benefits from driveway parking, front and rear gardens, double glazing and a recently installed gas heating system.

Early viewing is advised to appreciate this fine home.

ACCOMMODATION:

Ground Floor

ENTRANCE HALL:

Glazed front door, wood strip flooring

LIVING ROOM: 14' 2" x 12' 0" (4.33m x 3.67m)

Wood strip flooring

KITCHEN OPEN TO DINING / LIVING AREA : 17' 4" x 11' 2" (5.28m x 3.41m)

Excellent range of high and low level units with feature under lighting, wood effect work surfaces, integrated oven and hob with extractor fan, integrated under counter fridge, stainless steel sink unit, plumbed for washing machine, wood strip flooring, partly tiled walls

First Floor

LANDING: Roof space access, linen closet

BEDROOM (1): 11' 4" x 9' 1" (3.45m x 2.76m) Built in mirror robes

BEDROOM (2): 12' 2" x 10' 12" (3.71m x 3.34m) Built in mirror robes

BEDROOM (3): 9' 2" x 7' 3" (2.79m x 2.20m) Built in storage

SHOWER ROOM: Shower cubicle with electric shower, pedestal wash hand basin with chrome taps, low flush w.c, tiled floor, partly tiled walls

Outside

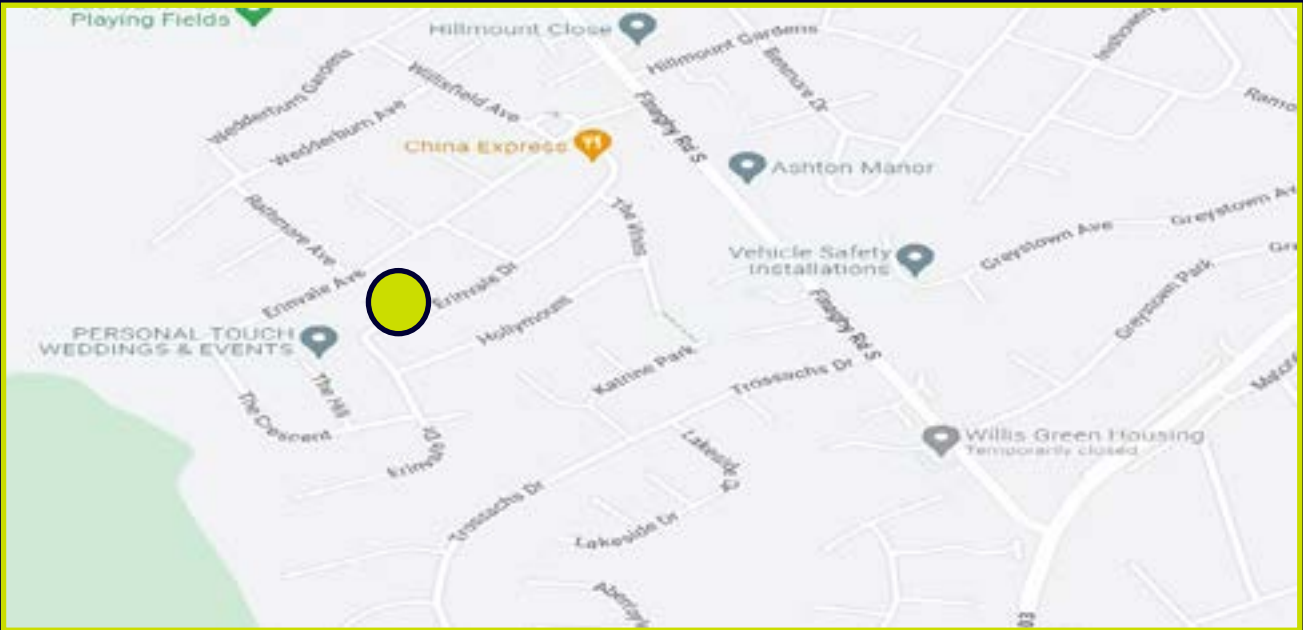
DETACHED GARAGE

Driveway parking to front and side. Front and rear gardens laid in lawn.

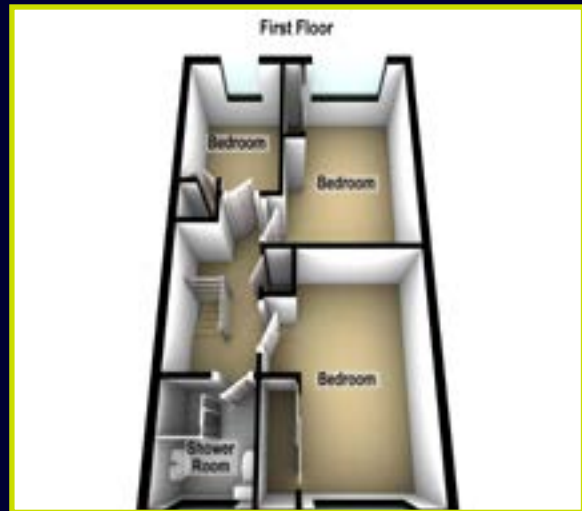
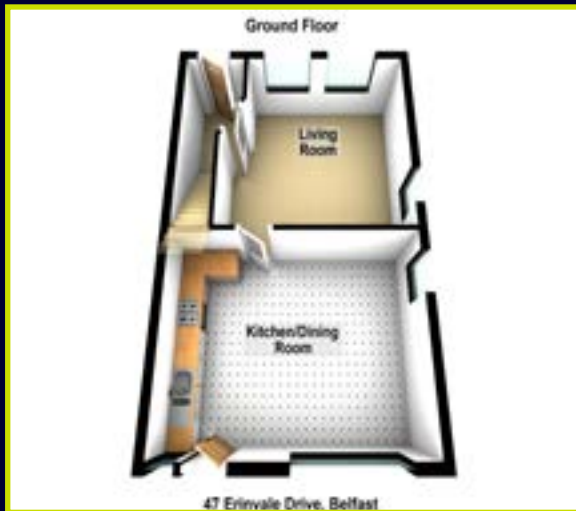




LOCATION MAP



FLOOR PLANS (NOT TO SCALE)



EPC



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