

Dougan

RESIDENTIAL

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18 Orpen Road
Belfast, BT10 0BP

Asking Price £285,000

KEY FEATURES

- Well Presented, Bay Fronted, Extended Semi-Detached Family Home
- Superb Location Within Walking Distance Of Finaghy Village
- Many Leading Schools Close At Hand
- Ease Of Access To Belfast City Centre By Bus, Car Or Rail
- Bay Fronted Living Room
- Rear Dining Room With Wood Burning Stove
- Modern Open Plan Kitchen / Living / Dining
- Three Generous Bedrooms
- Well Appointed First Floor Bathroom
- Fixed Staircase Leading To Floored Roofspace (With Light, Power, Heat & Velux Window)
- Private, Enclosed Rear Garden With Raised Patio & Additional Paved BBQ Area
- Detached Garage
- Driveway Parking
- Gas Fired Central Heating
- Double Glazing
- Early Viewing Advised



SUMMARY

Very well presented, extended semi-detached family home located within walking distance of all the shops and amenities of Finaghy village. Many leading primary, secondary and grammar schools are close at hand and Belfast city centre is easily accessible by bus, car or rail.

The accommodation comprises of a bright and spacious bay fronted living room and a rear dining room with a feature multi fuel burning stove open to a modern open plan kitchen / living area. Three generous bedrooms and a well appointed bathroom are to the first floor. A fixed staircase leads to a floor roof space with light, power, heat, velux window and storage into the eaves.

The property further benefits from a private and enclosed rear garden with raised patio and additional paved BBQ area, driveway parking and a detached garage.

Early viewing is advised.

ACCOMMODATION:

Ground Floor

ENTRANCE HALL:

Pvc front door, wood strip flooring, under stair storage

LIVING ROOM: 14' 7" x 11' 6" (4.44m x 3.51m)

Bay window, feature fireplace with wooden mantle and tiled hearth, cornicing, picture rail, wood strip flooring

DINING ROOM: 11' 5" x 10' 11" (3.48m x 3.33m)

Multi fuel burning stove with tiled hearth, cornicing, picture rail

Open to:

OPEN PLAN KITCHEN / LIVING / DINING: 17' 0" x 18' 8" (5.19m x 5.7m) L Shape (measurements at widest points). Range of high and low level units, feature under lighting, chrome handles, marble effect work surfaces, tiled splash back and upstand, space for range, chrome extractor fan, integrated fridge freezer, integrated dishwasher, tiled floor, spot lighting, velux windows, BI fold doors to back garden area

First Floor

LANDING: Staircase to floored roofspace

BEDROOM (1): 14' 7" x 10' 8" (4.45m x 3.26m) Bay window, picture rail

BEDROOM (2): 11' 5" x 9' 12" (3.47m x 3.04m) Picture rail

BEDROOM (3): 8' 9" x 6' 10" (2.66m x 2.07m) Picture rail

BATHROOM: Panel bath with chrome taps, low flush w.c, pedestal wash hand basin with chrome taps, partly tiled walls, spot lighting, wood strip flooring

Second Floor

FLOORED ROOFSpace CONVERSION: 13' 8" x 11' 0" (4.17m x 3.36m) Light, power, heat, velux window, spot lighting, storage into eaves

Outside

DETACHED GARAGE: 15' 1" x 9' 3" (4.6m x 2.81m) Light, power, plumbed for washing machine, space for tumble dryer. Driveway parking to front and side. Front garden laid in lawn. Rear garden laid in lawn with mature trees and shrubs, timber fence, raised patio, additional paved BBQ area.

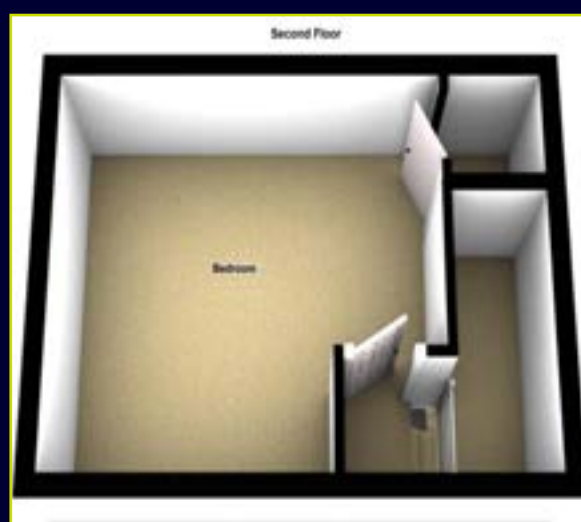




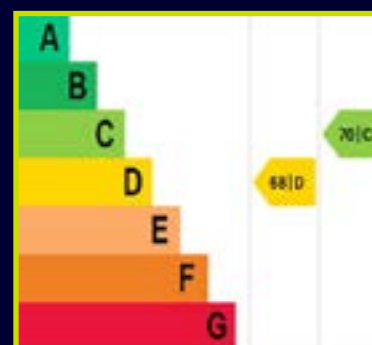




FLOOR PLANS (NOT TO SCALE)



EPC



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