

Dougan

RESIDENTIAL

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douganproperty.com



9 Rathmore Avenue
Belfast, BT10 0FT

Asking Price £185,000

KEY FEATURES

- Extended Semi-Detached Family Home
- Superb Location Within Walking Distance Of Many Shops And Amenities
- Belfast City Centre Easily Accessible By Bus, Car Or Rail
- Bright And Spacious Living Room
- Kitchen Open To Dining Room And Sun Room
- Three Generous Bedrooms
- Well Appointed Family Bathroom
- Low Maintenance Paved Rear Garden
- External Coverage Storage With Power
- Driveway Parking
- Gas Fired Central Heating
- Double Glazed
- Early Viewing Advised



SUMMARY

A delightfully presented, extended semi-detached family home located in the ever popular Erinvale development, Finaghy, South Belfast. The property is within walking distance of Finaghy village and Belfast city centre is easily accessible by bus, car or rail.

The property has been maintained to an excellent standard and comprises of a bright and spacious living room and a modern kitchen open to both a dining room and sun room. Three generous bedrooms and a well appointed bathroom are to the first floor.

The property further benefits from a low maintenance, paved rear garden, outdoor coverage storage and driveway parking. Early viewing is advised.

ACCOMMODATION:

Ground Floor

ENTRANCE HALL: Pvc front door, wood strip flooring

LIVING ROOM: 14' 2" x 12' 2" (4.32m x 3.70m) Wood strip flooring, cornicing

KITCHEN OPEN TO DINING ROOM: 17' 3" x 15' 6" (5.25m x 4.73m) Excellent range of high and low level units, formica work surfaces, integrated oven and hob with glass extractor fan over, integrated fridge freezer, plumbed for washing machine, integrated dish washer, stainless steel sink unit, tiled floor, partly tiled walls, spot lighting.

Dining room: wood strip flooring.

OPEN TO SUNROOM

SUN ROOM: 11' 5" x 10' 3" (3.49m x 3.12m) Wood strip flooring, sliding doors to rear garden

First Floor

LANDING:

BEDROOM (1): 10' 11" x 9' 4" (3.33m x 2.85m) Built in double mirror robes, cornicing

BEDROOM (2): 12' 1" x 9' 9" (3.69m x 2.98m) Wood strip flooring

ORIGINAL BEDROOM (3): Staircase to floored roof space

Second Floor

FLOORED ROOFSpace: 16' 1" x 10' 5" (4.91m x 3.17m)

Velux window, light and power

Outside

Brick paviour driveway parking. Front garden laid in lawn with mature hedge and shrubs. Raised, paved rear garden with timber fencing.









FLOOR PLANS (NOT TO SCALE)



EPC



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