

# Dougan

RESIDENTIAL

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[douganproperty.com](http://douganproperty.com)



**93 Finaghy Road South**  
Belfast, BT10 0BY

**Asking Price £299,950**

## KEY FEATURES

- Stunning Semi-Detached Family Home
- Superb Level Of Finish Throughout
- Excellent Location With Finaghy Village Within Walking Distance
- Many Leading Schools Close At Hand
- Bay Fronted Living Room With Wood Burning Stove
- Rear Sitting Room With Aspect Over Garden
- Stunning Kitchen With Feature Island Unit
- Three Generous Bedrooms
- First Floor Study / Walk In Closet
- Luxury First Floor Family Bathroom With Separate Shower Cubicle
- Large South Facing Rear Garden With Brick Paviour Patio
- Parking For Two Cars To Front
- Gas Heating / Double Glazing
- Extensively Refurbished Within The Last Five Years
- Early Viewing Advised



## SUMMARY

A stunning, semi-detached family home located within walking distance of Finaghy Village and all its amenities. Many leading schools are close at hand and the property offers ease of access to main arterial routes and public transport services.

Finished to an exceptional standard this deceptively spacious home comprises of a bay fronted living room, rear sitting room, kitchen with feature island and downstairs w.c on the ground floor. To the first floor are three generous bedrooms, study / linen closet and a stunning bathroom complete with free standing bath and separate shower cubicle.

The property further benefits from parking for two cars to the front and a large, private, south facing rear garden laid in lawn with brick paviour patio.

Early viewing is advised to appreciate this fine home.



## ACCOMMODATION:

### Ground Floor

ENTRANCE HALL: uPVC front door, spot lighting, Origin Moon flooring, fitted storage under stairs

DOWNSTAIRS W.C: Low flush w.c, wash hand basin with chrome taps, engineered wooden floor

LIVING ROOM: 15' 4" x 11' 4" (4.67m x 3.45m)  
Wood burning stove with hearth and wooden mantle, spot lighting, bay window

FAMILY ROOM: 13' 9" x 10' 6" (4.19m x 3.2m)  
Engineered wooden floor

KITCHEN WITH DINING AREA : 22' 2" x 8' 8" (6.76m x 2.64m) Excellent range of high quality units with concealed under cabinet lighting, stone work surfaces with matching upstands and splash back, Undermount chrome sink and taps, integrated oven and halogen hob with chrome extractor fan with glazed canopy over, integrated microwave, integrated fridge freezer, integrated tumble dishwasher and washing machine, tiles from from "Soaks". Feature Island unit with stone work surfaces, breakfast bar, chrome handles

### First Floor

LANDING: Access to partially floored roofspace

BEDROOM (1): 15' 7" x 11' 5" (4.75m x 3.48m) Bay window, built in robes

BEDROOM (2): 11' 5" x 11' 4" (3.48m x 3.45m)

BEDROOM (3): 7' 8" x 6' 9" (2.34m x 2.06m) Built in storage

STUDY / WALK IN CLOSET: 5' 9" x 5' 3" (1.75m x 1.6m) Built in storage

BATHROOM: Luxury suite comprising a shower cubicle with drench shower, free standing bath, wall hung wash hand basin with chrome taps and vanity drawers, wall mirror with lighting, spot lighting, tiled floor with matching tiled skirt to finish

### Outside

Tarmac driveway parking for two cars to the front.

Large south facing rear garden laid in lawn with brick paviour patio, mature hedges and timber fencing. Outside tap, power socket, light.







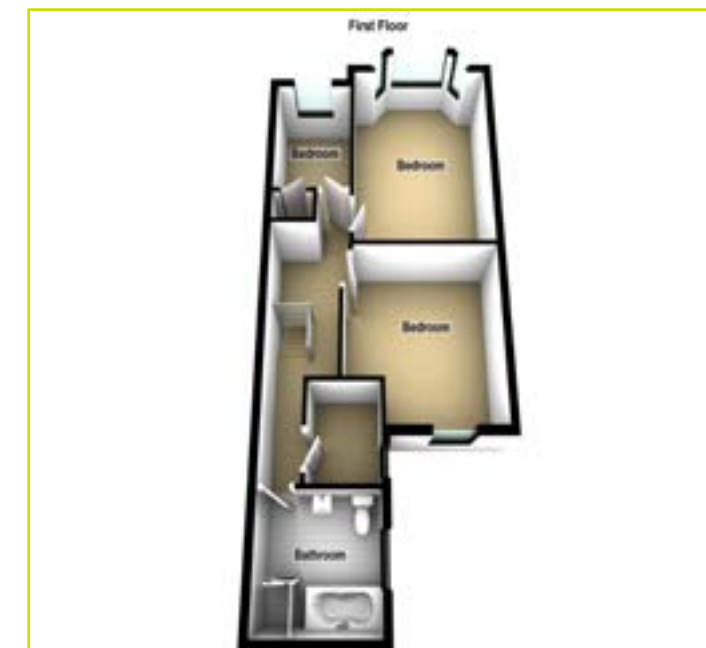






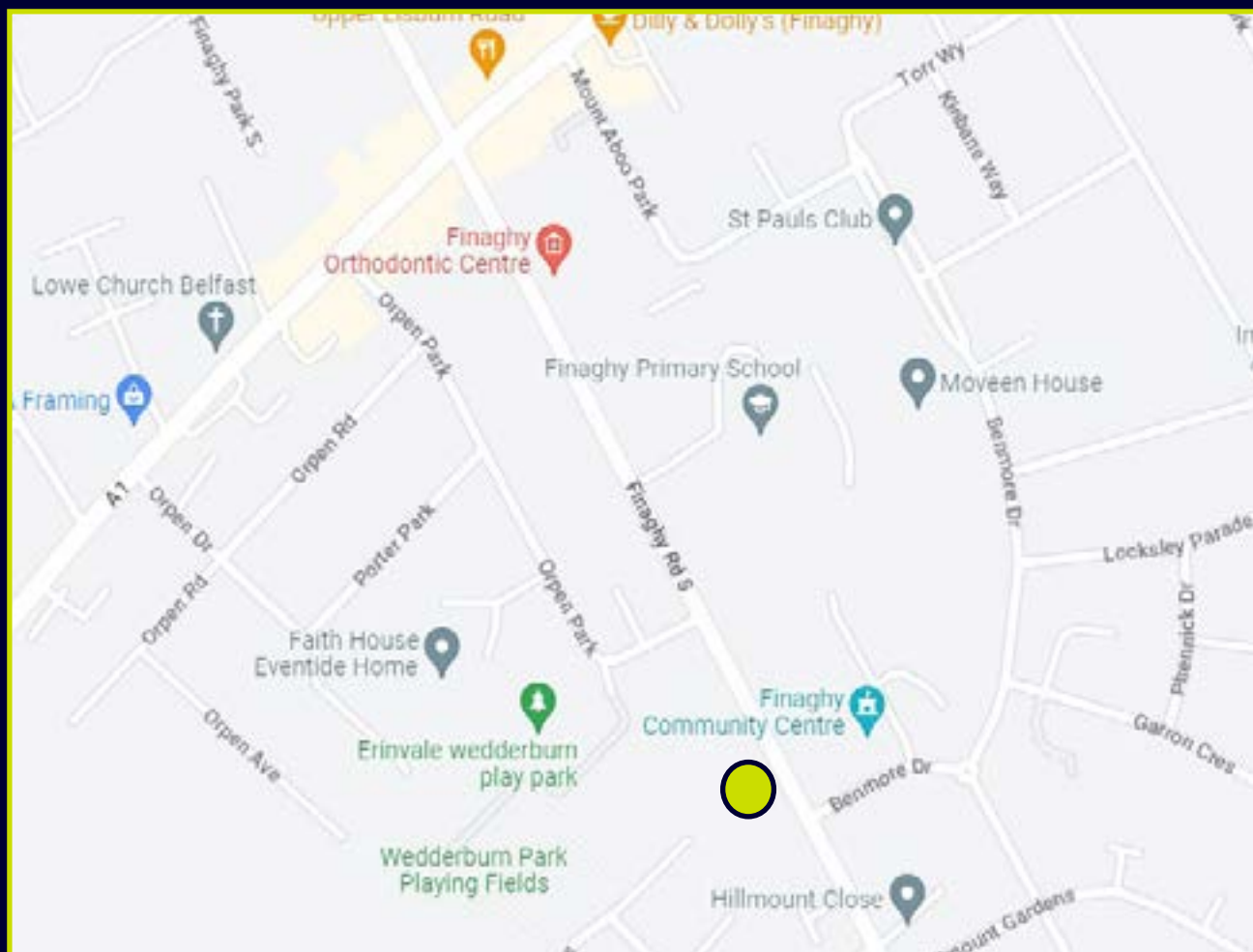


## FLOOR PLANS (NOT TO SCALE)





## LOCATION MAP



## EPC



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