

Dougan

RESIDENTIAL

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7 Orpen Drive
Belfast, BT10 0BT

Asking Price £325,000

KEY FEATURES

- Stunning Detached Family Home
- Excellent Location With Many Leading Schools Close At Hand
- Finaghy Village Within Easy Walking Distance
- Bay Fronted Living Room
- Extended Rear Family & Dining Room
- Modern Kitchen
- Downstairs W.C
- Three Generous Bedrooms
- Well Appointed Family Bathroom
- Utility Room
- Detached Garage With Excellent Storage
- Private South Facing Rear Garden With Patio
- Driveway Parking For Several Vehicles
- Gas Heating / Double Glazing



SUMMARY

Stunning detached family home perfectly positioned within walking distance of the many amenities of Finaghy Village.

Belfast city centre is easily accessible by bus, car or rail and many leading schools are close at hand.

This fine home briefly comprises of a bay fronted living room, rear family and dining room ,kitchen, utility room and w.c on the ground floor. Three bedrooms and a well appointed family bathroom complete with separate shower cubicle are to the first floor.

The property further benefits from a private and enclosed south facing rear garden with patio and a driveway for several vehicles leading to a detached garage offering excellent storage.

Early viewing is advised to appreciate this fine home.

ACCOMMODATION:

Ground Floor : ENTRANCE HALL: Wood panelling, wood strip flooring, glazed front door

DOWNSTAIRS W.C: Low flush w.c, wash hand basin with chrome taps and tiled splash back

LIVING ROOM: 12' 9" x 10' 9" (3.89m x 3.28m) Bay window, picture rail, cornicing

DINING ROOM: 23' 3" x 9' 8" (7.09m x 2.95m) Feature fire place with sandstone surround, wood strip flooring, double doors to rear garden

KITCHEN: 11' 2" x 8' 4" (3.4m x 2.54m) Range of high and low level units, chrome handles, glazed display cabinets, granite work surfaces, feature under lighting, integrated 5 ring gas hob and oven with chrome extractor fan over, stainless steel sink unit, integrated dishwasher, tiled floor, partly tiled walls, spot lighting

UTILITY ROOM: 6' 7" x 5' 9" (2.01m x 1.75m) Plumbed for washing machine, space for tumble dryer, tiled floor

First Floor : LANDING: Access to floored roofspace with window and power

BEDROOM (1): 13' 7" x 10' 4" (4.14m x 3.15m) Bay window, picture rail

BEDROOM (2): 11' 4" x 10' 5" (3.45m x 3.18m) Picture rail

BEDROOM (3): 10' 3" x 8' 4" (3.12m x 2.54m) Picture rail

BATHROOM: Fully tiled shower cubicle, panel bath with chrome taps, low flush w.c, wash hand basin with chrome taps and storage, linen closet, tiled floor, tiled walls, tongue and groove ceiling

Outside

EXTENDED DETACHED GARAGE: 22' 9" x 10' 1" (6.93m x 3.07m) Storage above. Driveway parking to front and side for several vehicles. South facing rear garden, patio, timber fencing, mature shrubs

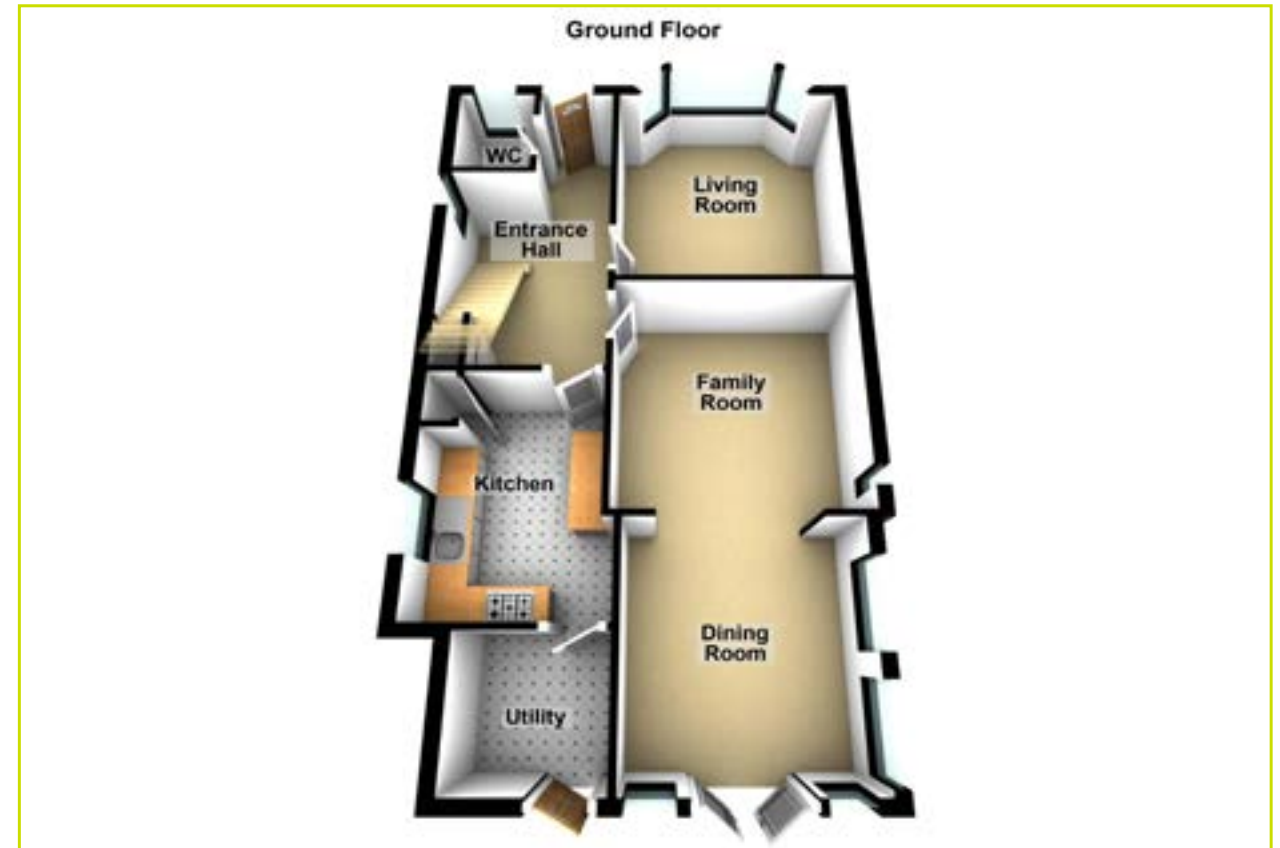




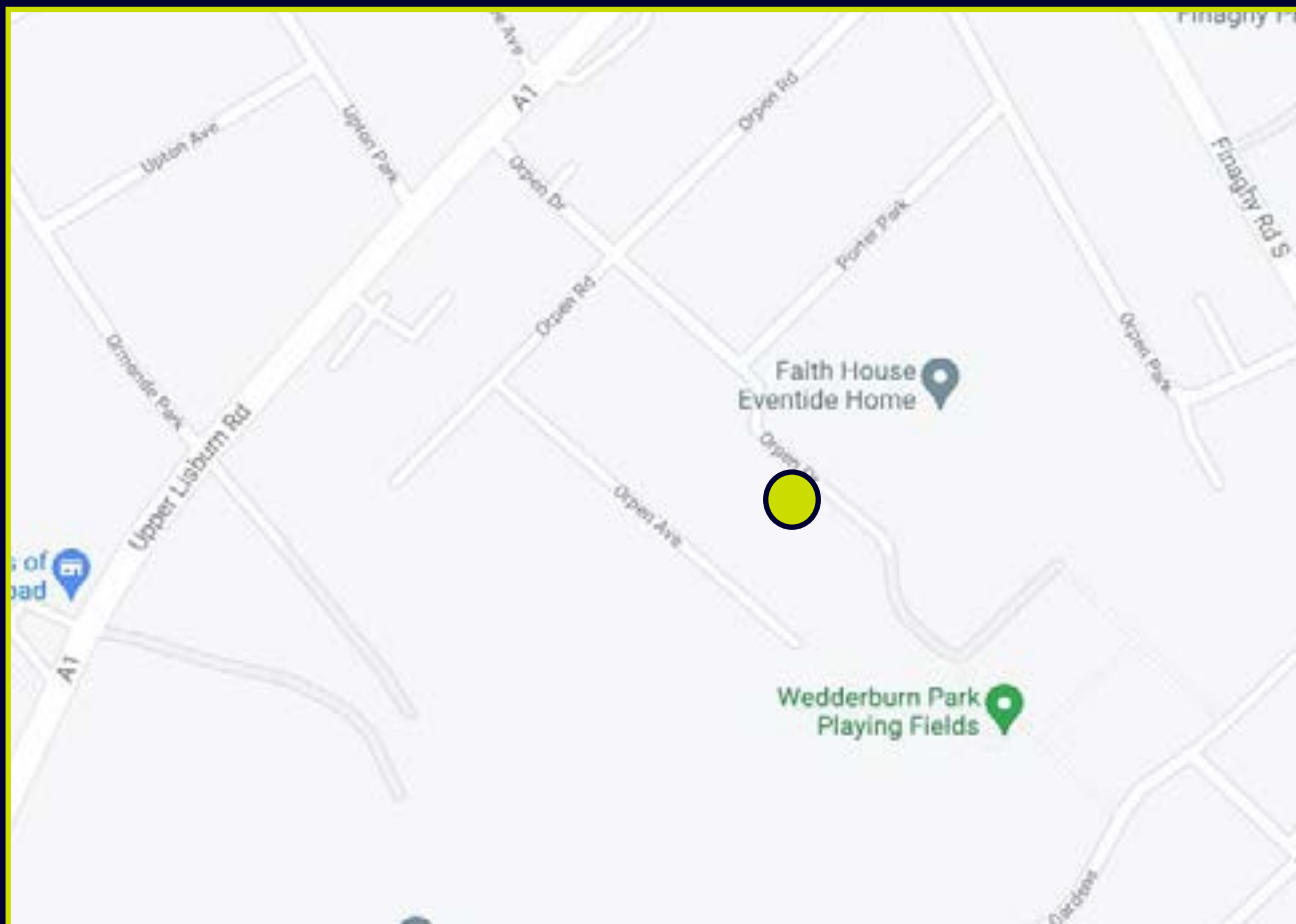




FLOOR PLANS (NOT TO SCALE)



LOCATION MAP



DIRECTIONS: Travelling away from Belfast, Orpen Drive is the second street on the left after the Finaghy crossroads

EPC



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