

Dougan

RESIDENTIAL

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114 Priory Park
Belfast, BT10 0AG

Asking Price £265,000

KEY FEATURES

- Extended Semi-Detached Within Walking Distance Of Finaghy Village
- Excellent South Belfast Location
- Bright And Spacious Living Room
- Modern Kitchen Open To Living / Dining
- Downstairs W.C
- Three Generous Bedrooms
- Luxury Family Bathroom With Separate Shower Cubicle
- Private Rear Garden With Patio
- Driveway Parking For Several Vehicles
- Garage Converted To: Gym / Office, Utility & Store
- Gas Heating / Double Glazing
- Early Viewing Advised





SUMMARY

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

The accommodation briefly comprises of a bright and spacious living room with gas fire, downstairs w.c and a modern kitchen open to living and dining area. Three bedrooms and a luxury family bathroom complete with separate shower cubicle are to the first floor.

The property further benefits from driveway parking for several vehicles, a private and an enclosed rear garden with patio. The garage has been adapted to have a utility room, office / gym and a separate store.

Early viewing is advised to appreciate this fine home.

ACCOMMODATION:

Ground Floor

ENTRANCE HALL:

Pvc front door, porcelain tiled floor, cornicing, spot lighting, under stair recess.

LIVING ROOM: 15' 4" x 9' 9" (4.67m x 2.97m)

Feature gas fire with marble surround, porcelain tiled floor, cornicing.

W.C:

Low flush w.c, wash hand basin with chrome taps, porcelain tiled floor, partly tiled walls, spot lighting.

KITCHEN OPEN TO LIVING / DINING: 19' 6" x 16' 2" (5.94m x 4.93m)

Excellent range of high and low level high gloss units with chrome handles and feature under lighting, wine rack, wood effect work surfaces, stainless steel sink unit, integrated oven and four ring gas hob with extractor fan over, integrated fridge freezer and dishwasher, spot lighting, porcelain tiled floor. (Measurements at widest points).

First Floor

LANDING:

Wood strip flooring.

BEDROOM (1): 11' 10" x 9' 8" (3.61m x 2.95m)

Wood strip flooring

BEDROOM (2): 11' 9" x 9' 8" (3.58m x 2.95m)

Wood strip flooring.

BEDROOM (3): 6' 6" x 5' 9" (1.98m x 1.75m)

Wood strip flooring.

BATHROOM:

Fully tiled shower cubicle, panel bath with chrome taps, low flush w.c, pedestal wash hand basin with chrome taps, partly tiled walls, tiled floor, spot lighting.

Outside

Driveway parking for several cars.

Private enclosed rear garden with low maintenance artificial grass.

Brick paviour patio and timber fencing.

Converted detached garage.

UTILITY ROOM: 9' 6" x 4' 6" (2.9m x 1.37m)

Stainless steel sink unit, plumbed for washing machine, space for tumble dryer, gas boiler.

OFFICE / GYM: 11' 0" x 9' 6" (3.35m x 2.9m)

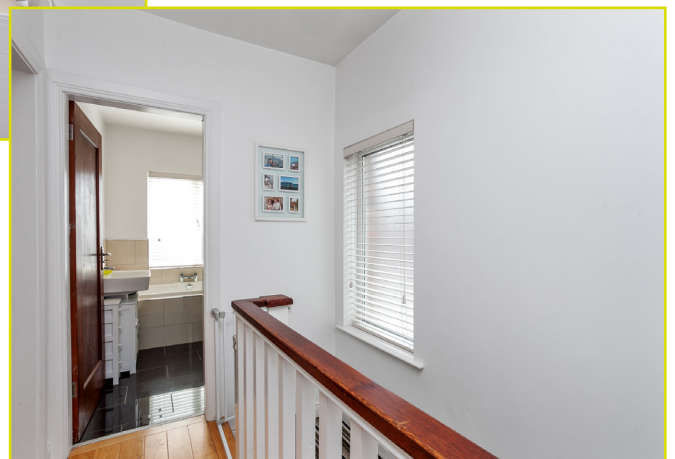
Wood strip flooring, spot lighting, power and gas heating.

STORE ROOM: 9' 6" x 3' 11" (2.9m x 1.19m)













GARAGE





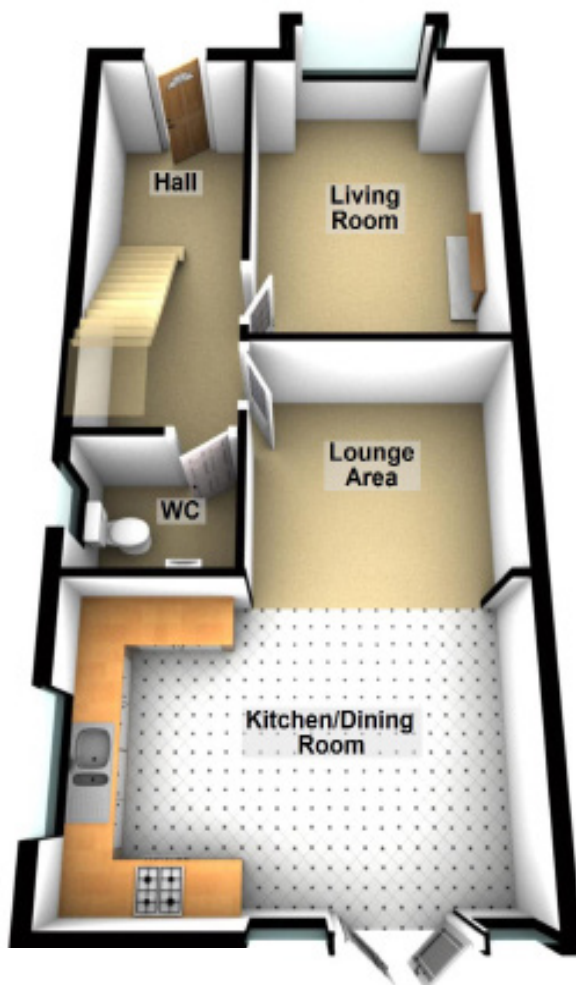
FLOOR PLANS

(NOT TO SCALE)

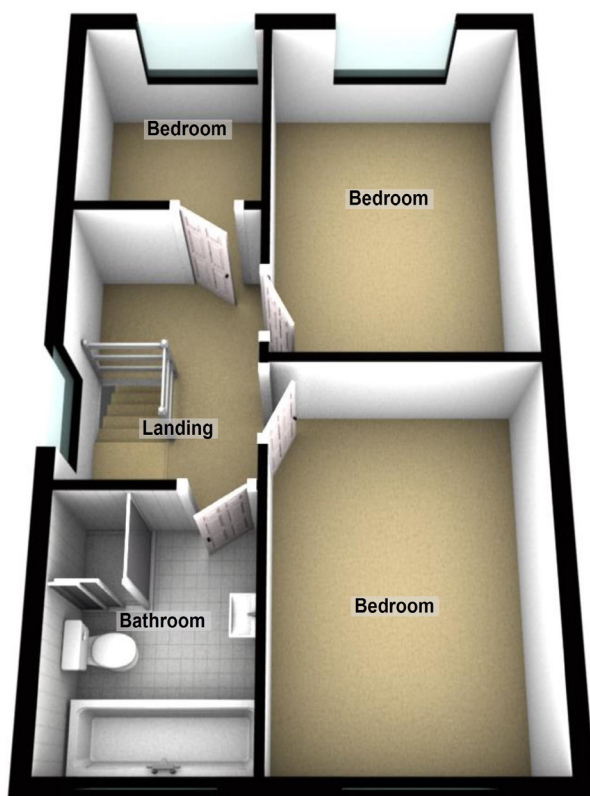
Garage



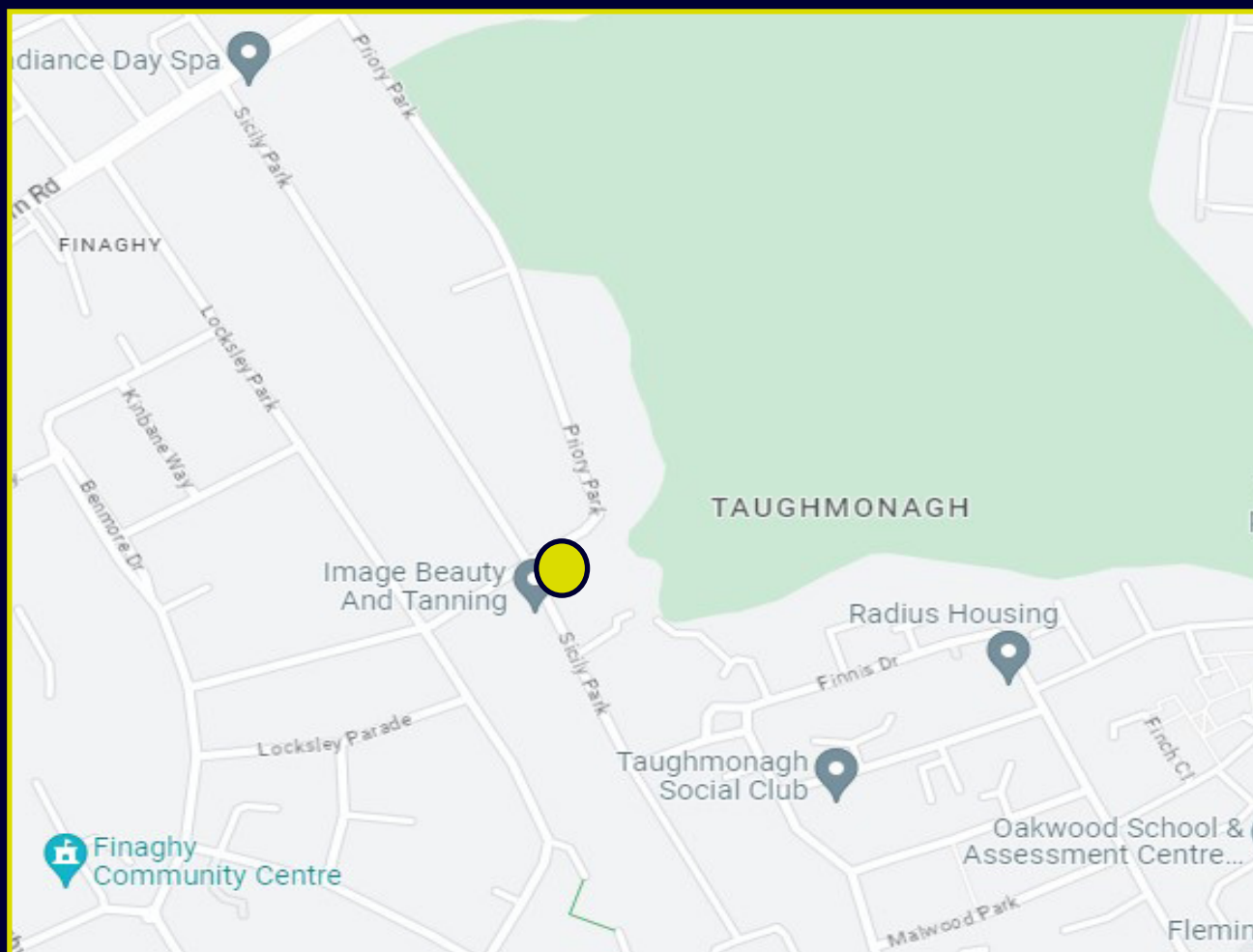
Ground Floor



First Floor

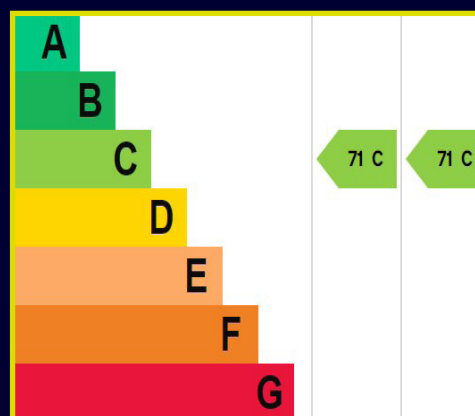


LOCATION MAP



DIRECTIONS : Travelling down the Upper Lisburn Road from the Kings Hall, Priory Park is located on the left hand side.

EPC



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