

# Dougan

RESIDENTIAL

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



**67 Erinvale Avenue**  
Belfast, BT10 0FP

**Asking Price £225,000**

## KEY FEATURES

- Well Presented, Substantial, Extended Semi-Detached Family Home
- Excellent Location Close To Finaghy Village
- Bright And Spacious Living Room
- Family / Dining Room With Sliding Doors To Rear Garden
- Kitchen Within Dining Area
- Five Generous Bedrooms ( Master With Ensuite Shower Room )
- Well Appointed Family Bathroom
- Excellent Storage Throughout
- Private, Enclosed Front And Rear Gardens
- Driveway Parking For Several Vehicles
- Attached Garage
- Gas Heating / Double Glazing
- Easy Commuting To Belfast City Centre By Bus, Car Or Rail
- Many Leading Schools Close At Hand
- Early Viewing Advised



## SUMMARY

A superb, extended semi-detached family home located off Finaghy Road South. The property benefits from ease of access to main arterial routes and public transport services. Many leading schools are close at hand and all the amenities of Finaghy village are within walking distance.

The accommodation is adaptable. A bright and spacious living room, rear family / dining room and kitchen are to the ground floor. Four generous bedrooms and a family bathroom are to the first floor and the master bedroom (bedroom 5 ) with ensuite shower room is on the second floor.

The property further benefits from driveway parking for several vehicles leading to an attached garage and private enclosed front and rear gardens.

Rarely do houses of this size come on to the market in Erinvale and early viewing is advised.



## ACCOMMODATION:

### Ground Floor

ENTRANCE HALL: Pvc front door, cornicing, under stair storage

LIVING ROOM: 11' 3" x 10' 12" (3.44m x 3.35m)  
Wood strip flooring, feature fireplace with wooden mantle

FAMILY / DINING ROOM: 20' 9" x 10' 6" (6.32m x 3.21m) Wood strip flooring, feature fireplace with granite hearth and wooden mantle, sliding doors to rear garden

KITCHEN WITH DINING AREA : 18' 8" x 7' 8" (5.69m x 2.33m) Excellent range of high and low level units, formica work surfaces, feature under lighting, stainless steel sink unit, chrome extractor fan, space for range oven and hob, space for fridge freezer, plumbed for washing machine, tiled floor, partly tiled walls, spot lighting

### First Floor

#### LANDING:

BEDROOM (1): 12' 5" x 10' 2" (3.78m x 3.09m)  
Wood strip flooring

BEDROOM (2): 9' 12" x 8' 9" (3.04m x 2.67m)  
Measurement at widest points

BEDROOM (3): 12' 4" x 10' 7" (3.76m x 3.22m)  
Wood strip flooring

BEDROOM (4): 11' 4" x 10' 11" (3.46m x 3.33m)  
Wood strip flooring

BATHROOM: Panel bath with electric shower over, pedestal wash hand basin with chrome taps, low flush w.c, tiled floor, fully tiled walls, tongue and groove ceiling

### Second Floor

LANDING: Storage, attic storage

(MASTER) BEDROOM (5): 11' 5" x 11' 3" (3.49m x 3.44m) Eaves storage

ENSUITE SHOWER ROOM: Fully tiled shower cubicle, low flush w.c, pedestal wash hand basin with chrome taps, fully tiled walls, tiled floor, velux window

### Outside

ATTACHED GARAGE 21' 8" x 9' 11" (6.61m x 3.03m)  
Light, power, roller door. Driveway parking for several vehicles. Private, enclosed rear garden with patio, timber fencing. Front garden laid in lawn with mature hedges.









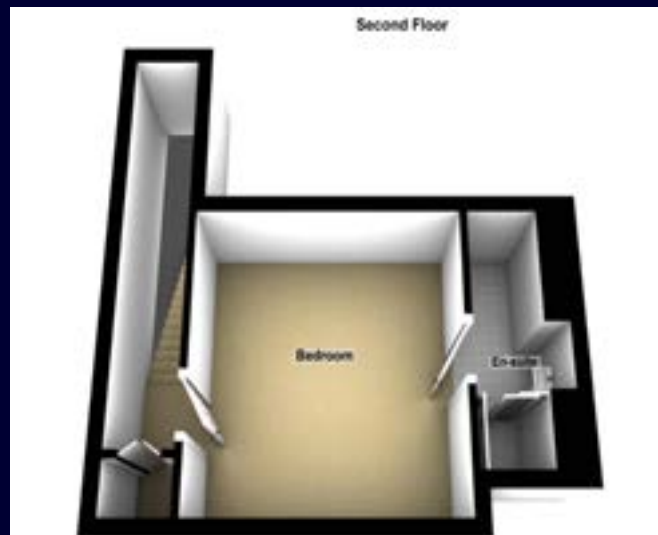








## FLOOR PLANS (NOT TO SCALE)



EPC



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