

# Dougan

RESIDENTIAL

Telephone 028 9030 8855  
[douganproperty.com](http://douganproperty.com)



**3A Mount Aboo Park**  
Belfast, BT10 0DJ

**Asking Price £249,950**

## KEY FEATURES

- Stunning Semi-Detached Family Home Constructed C.2005
- Quiet Cul-Sac Of Only Two Houses
- Belfast City Centre Easily Accessible By Bus. Car Or Rail
- Excellent Location Within Walking Distance Of Finaghy Village
- Open Plan Living / Dining Room With Vaulted Ceiling And Feature Open Fire
- Modern Kitchen
- Three Generous Bedrooms ( Principle With Walk In Dresser )
- Luxury Bathroom In Contemporary White Suite
- Downstairs W.C
- Private, Enclosed Rear Garden Laid In Lawn
- Off Road Parking To Front
- Gas Heating / Double Glazing
- Early Viewing Advised



## SUMMARY

Stunning semi-detached family home perfectly positioned in a cul-de-sac just off Mount Aboo Park in Finaghy, south Belfast. The property is within many local amenities, public transport services and main arterials routes and many leading schools are close at hand.

The property has been maintained to an exceptional standard by the present owner. The accommodation briefly comprises of a modern kitchen open to a bright and spacious open plan living / dining room and w.c on the ground floor. Three generous bedrooms ( principle with walk in dresser ) and a luxury family bathroom are to the first floor.

The property further benefits from off road parking, a private enclosed rear garden laid in lawn, gas heating and double glazing.

This fine property is surely to appeal to a wide range of purchasers and early viewing is advised.



## ACCOMMODATION:

### Ground Floor

ENTRANCE HALL: Glazed pvc front door, wood strip flooring, spot lighting

W.C: Low flush w.c, wash hand basin with chrome taps storage and tiled splash back, wood strip flooring

KITCHEN: 14' 8" x 9' 0" (4.46m x 2.75m)  
Measurement at widest points. Excellent range of high and low level units with feature under lighting, chrome handles, formica work surfaces, Blanco stainless steel sink unit, integrated oven and four ring gas hob with chrome extractor fan over, space for fridge freezer, space for tumble dryer, plumbed for washing machine, spot lighting, wood strip flooring, partly tiled walls

OPEN PLAN LIVING / DINING ROOM: 26' 8" x 16' 8" (8.14m x 5.08m) Measurement at widest points. Vaulted ceiling, velux window, feature fire place with wooden mantle and granite hearth, wood strip floor

### First Floor

LANDING: Roof space access

BEDROOM (1): 13' 0" x 10' 10" (3.97m x 3.31m)  
Storage

WALK IN DRESSER: 8' 2" x 3' 3" (2.49m x 1.00m)  
Light

BEDROOM (2): 10' 12" x 8' 2" (3.35m x 2.5m)

BEDROOM (3): 9' 10" x 8' 4" (3.01m x 2.53m)

BATHROOM: Luxury white suite comprising of a panel bath with chrome taps and drench shower over, low flush w.c, wall hung wash hand basin with chrome taps and storage under, heated chrome towel radiator, tiled walls, wood strip flooring, spot lighting

### Outside

Private enclosed rear garden laid in lawn, sitting area, outside light.

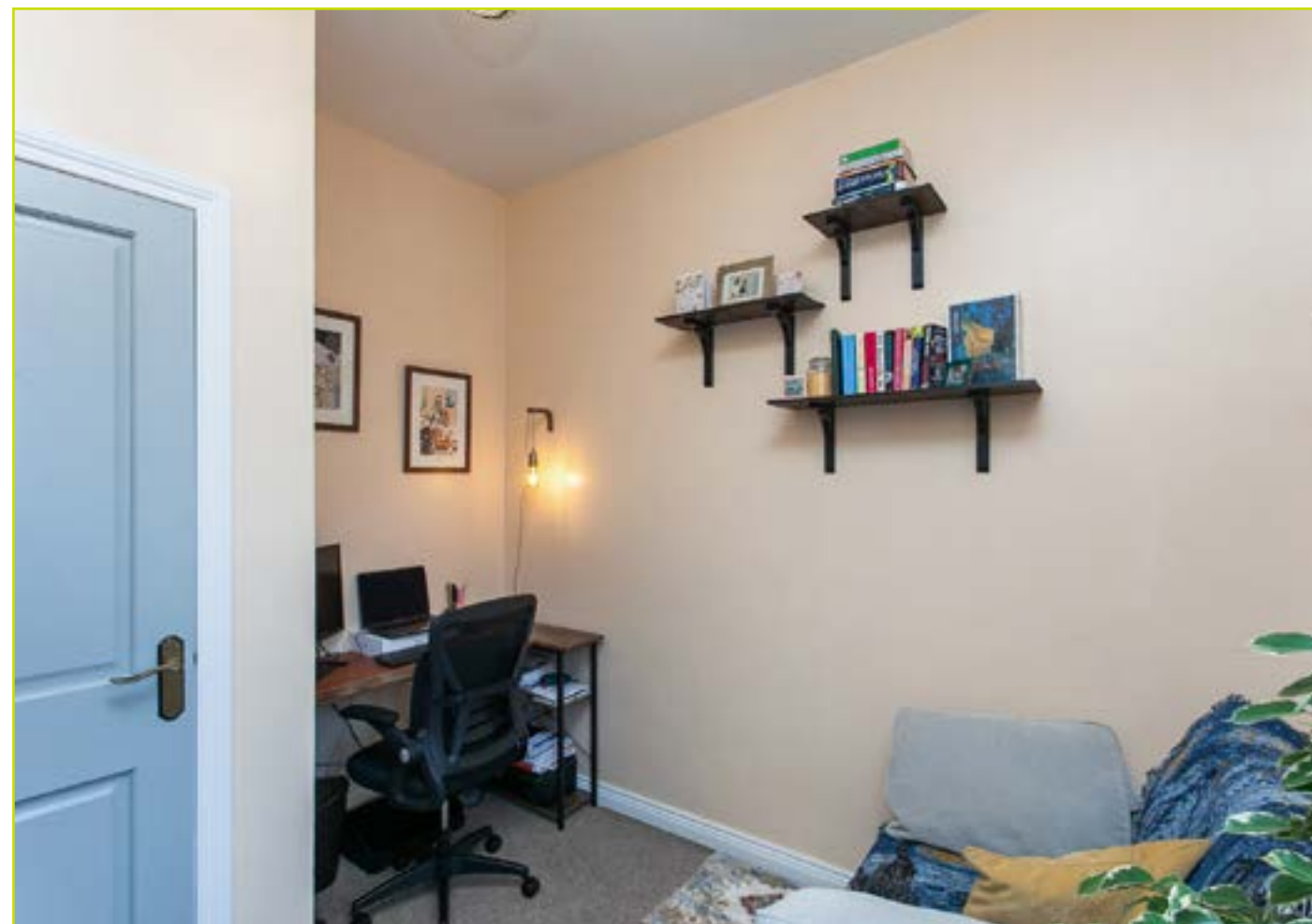
Off road parking to the front.







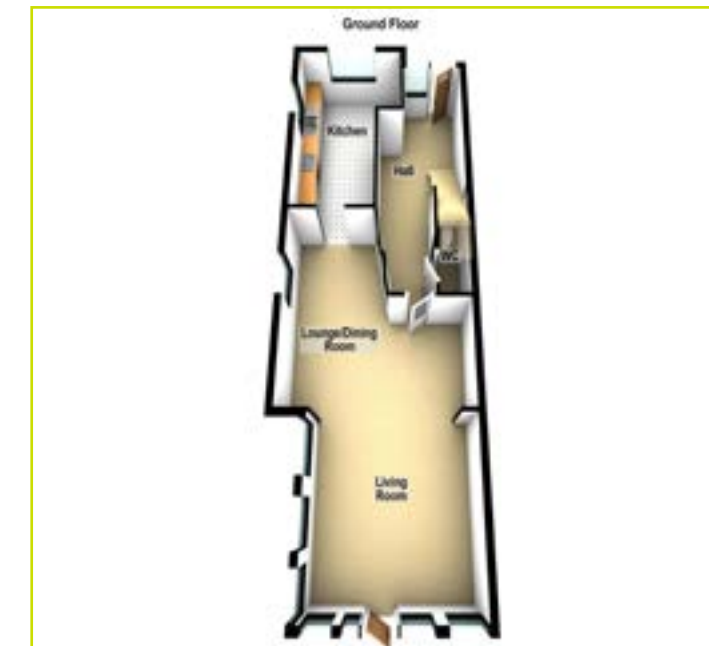




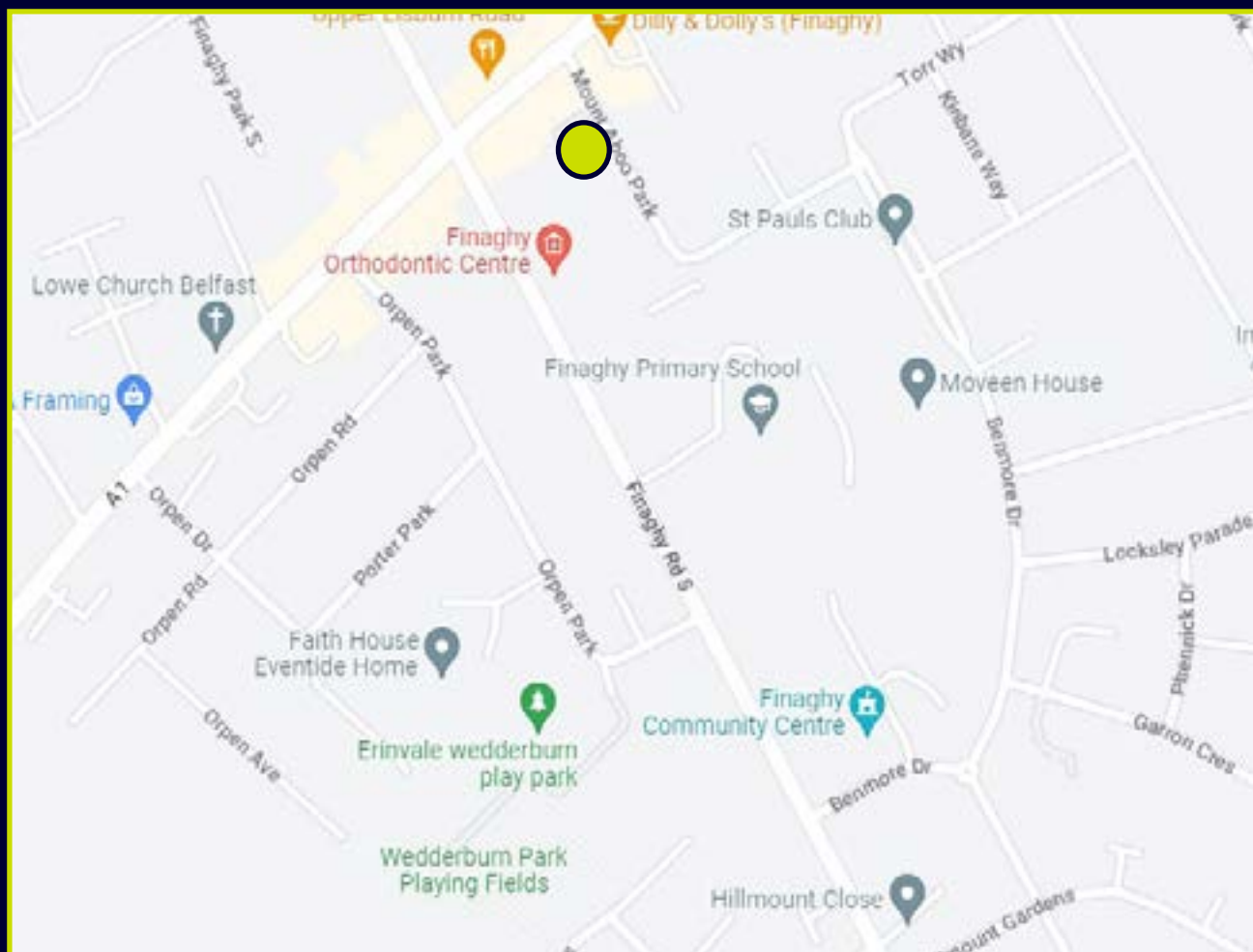




## FLOOR PLANS (NOT TO SCALE)



## LOCATION MAP



## EPC



**Dougan**  
RESIDENTIAL

6 Orpen Shopping Centre Upper Lisburn Road  
Belfast BT10 0BG  
Telephone 028 9030 8855  
Email [info@douganproperty.com](mailto:info@douganproperty.com)  
Web [www.douganproperty.com](http://www.douganproperty.com)



Dougan Residential for themselves and for the Vendors or Lessors of the property whose agents they are give notice that; i) these particulars are given without responsibility of Dougan Residential or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; ii) Dougan Residential cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; iii) no employee of Dougan Residential has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; iv) VAT may be payable on the purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; v) Dougan Residential will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.