

# Dougan

RESIDENTIAL

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**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 arterial 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

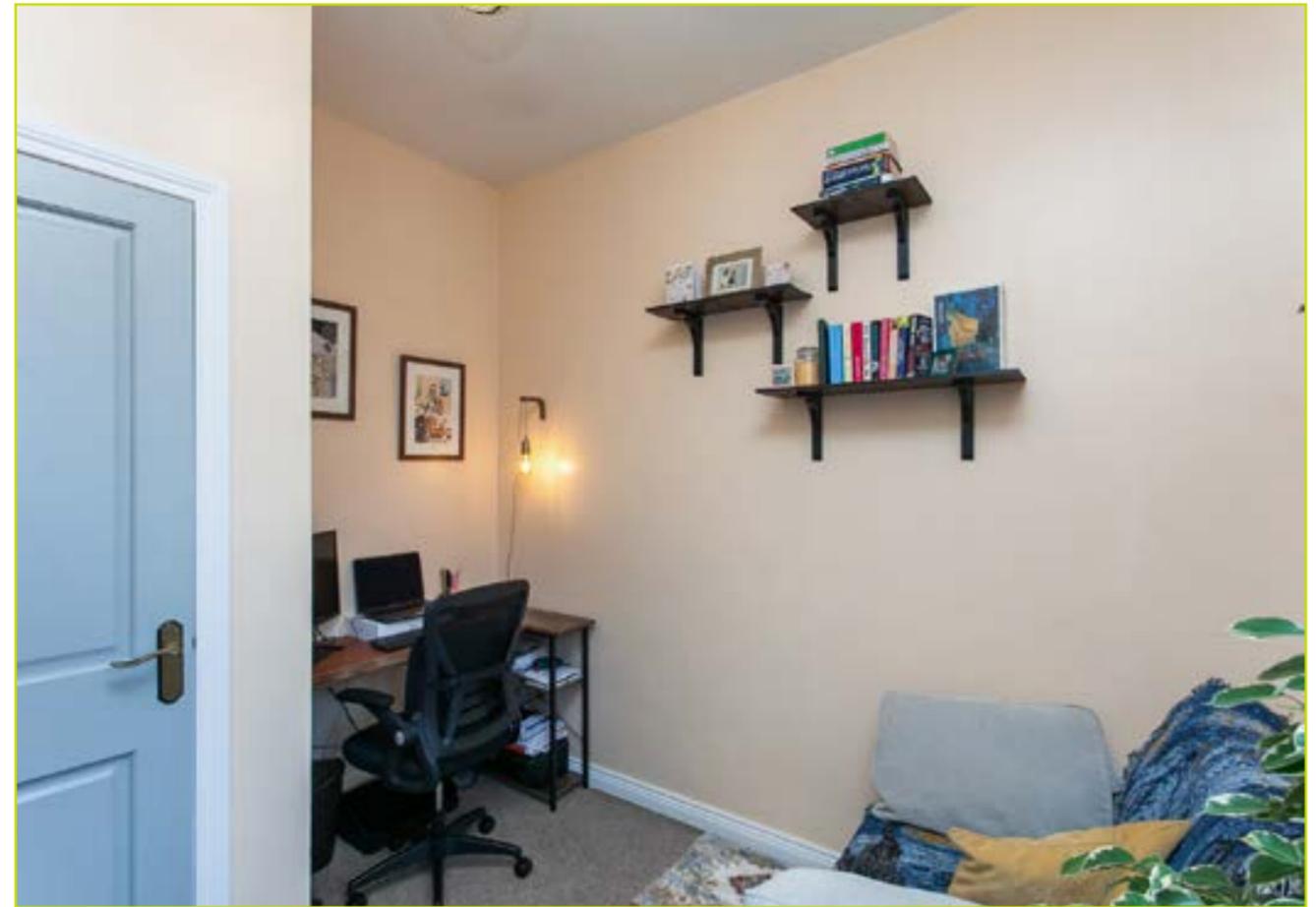
### Outside

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

Off road parking to the front.

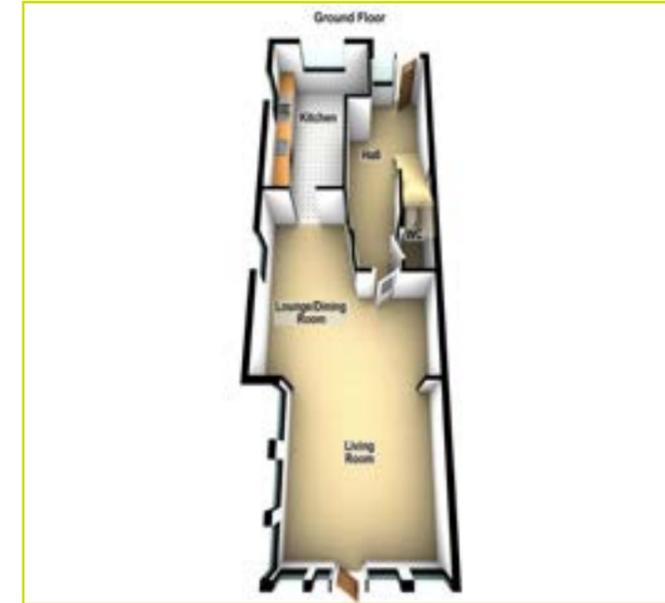




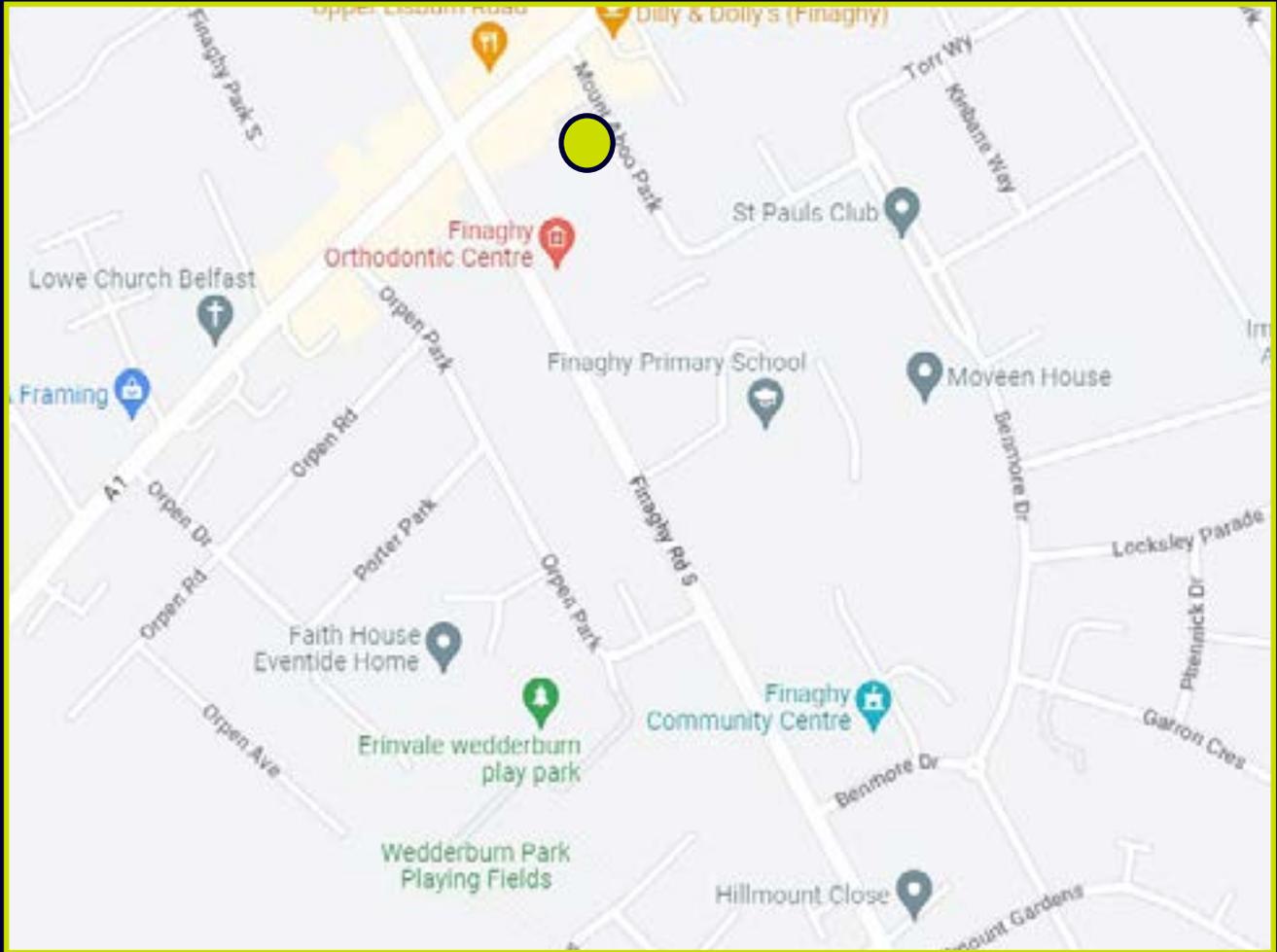




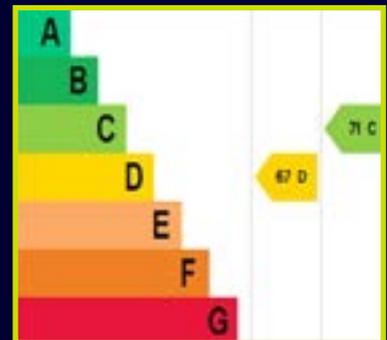
## FLOOR PLANS (NOT TO SCALE)



## LOCATION MAP



## EPC



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