

# Dougan

RESIDENTIAL

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**19 Orpen Avenue**  
Belfast, BT10 0BS

**Asking Price £225,000**

## KEY FEATURES

- Semi-Detached Family Home Located Within Walking Distance Of Finaghy Village
- Quiet Cul-De-Sac Position
- Leading Schools Such As St Annes Primary, Rathmore Grammar And Hunter House Are Close At Hand
- Ease Of Access To Main Arterial Routes & Public Transport Services
- Bay Fronted Living Room
- Rear Dining Room
- Kitchen With Built In Storage
- Three Generous Bedrooms
- First Floor Shower Room & Separate W.C
- Floored Roofspace With Light And Power
- Extensive South Facing Rear Garden Backing Directly On To Hunter House School & Driveway Parking Detached Garage
- Oil Fired Central Heating & Double Glazed
- Excellent Potential To Create A Perfect Family Home
- Potential For Extension ( Subject To The Necessary Consents )



## SUMMARY

Semi-detached family home located on arguably one of Finaghy's most popular streets. The local amenities of Finaghy Village is within walking distance and many leading primary, secondary and grammar schools are close at hand.

The property is deceptively spacious and comprises of a bay front living room, rear dining room and kitchen on the ground floor. Three generous bedrooms, shower room and separate w.c are to the first floor. The roof space is floored and benefits from a window, light and power with additional storage into the eaves.

The property further benefits from a large private south facing rear garden which backs directly on to Hunter House School, driveway parking and a detached garage.

Early viewing is advised to appreciate the potential this fine family home has to offer.

## ACCOMMODATION:

### Ground Floor

**ENTRANCE HALL:** Wooden Panelling, storage

**LIVING ROOM:** 13' 3" x 11' 5" (4.04m x 3.48m) Bay window, cornicing

**DINING ROOM:** 12' 3" x 11' 3" (3.73m x 3.43m)

Feature fireplace with tiled hearth and surround, cornicing

**KITCHEN:** 10' 3" x 7' 9" (3.12m x 2.36m) Range of units, built in storage, stainless steel sink unit, plumbed for washing machine, space for fridge freezer

### First Floor

**LANDING:** Access to floored roofspace with window, light and power

**BEDROOM (1):** 13' 8" x 11' 5" (4.17m x 3.48m) Bay window, built in storage

**BEDROOM (2):** 12' 2" x 11' 5" (3.71m x 3.48m) Built in storage

**BEDROOM (3):** 8' 6" x 7' 9" (2.59m x 2.36m) Built in storage

**SHOWER ROOM:** Shower cubicle, pedestal wash hand basin with chrome taps, hot press

**W.C.:** Low flush w.c

### Second Floor

**ROOFSPACE:** 16' 9" x 11' 3" (5.11m x 3.43m) Window, light, power, flooring, storage into eaves

### Outside

#### DETACHED GARAGE:

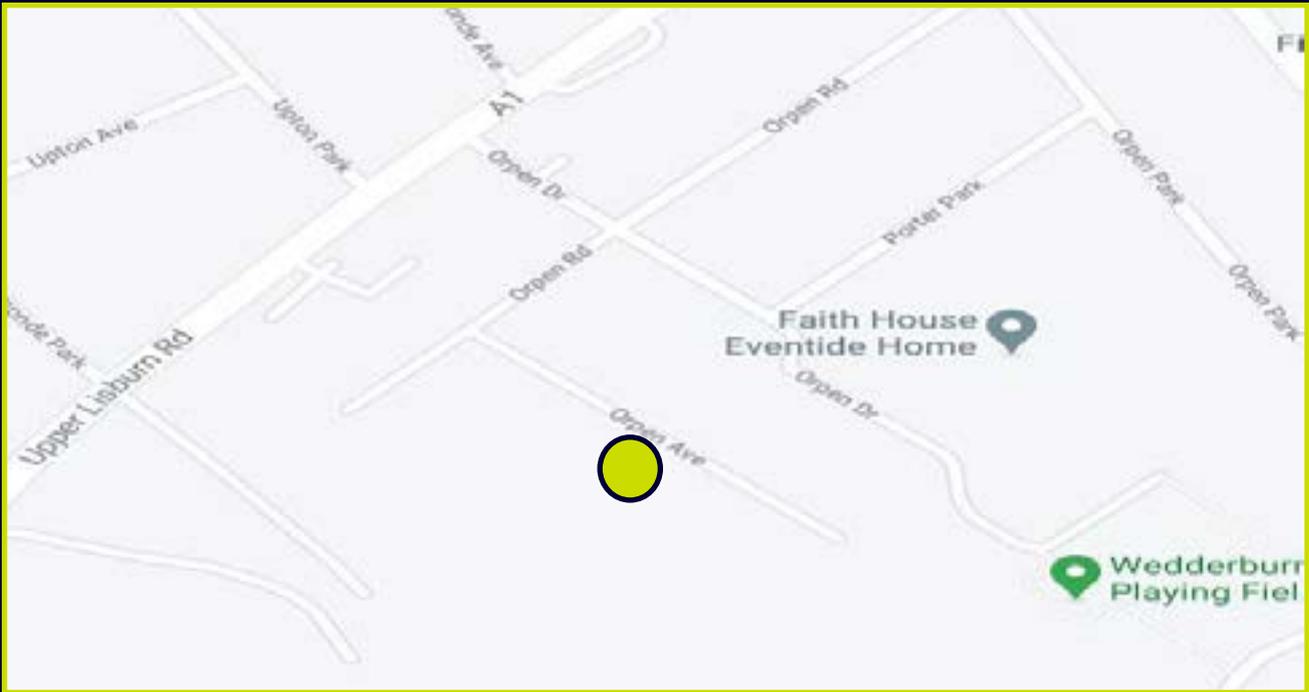
Extensive south facing rear garden laid in lawn with patio and mature shrubs and hedges.

Driveway parking to front and side. Front garden laid in lawn with mature shrubs.





## LOCATION MAP



## FLOOR PLANS (NOT TO SCALE)



## EPC



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