

Dougan

RESIDENTIAL

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douganproperty.com



27 Mount Aboo Park
Belfast, BT10 0DJ

Asking Price £325,000

KEY FEATURES

- Very Well Presented Detached Family Home
- Excellent Location Close To Many Primary, Secondary And Grammar Schools
- Finaghy Village Within Easy Walking Distance
- Bay Fronted Living Room With Feature Gas Fire
- Stunning Kitchen Open To An Excellent Living / Dining Area
- Utility Room And Separate W.C On The Ground Floor
- Four Generous Bedrooms
- Master Bedroom With Luxury Ensuite Shower Room
- Luxury Family Bathroom Complete With Separate Shower Cubicle
- Low Maintenance Rear Garden Laid In Artificial Grass
- Parking For Several Vehicles
- Excellent Storage Throughout
- Gas Heating & Double Glazing
- Superb Family Home



SUMMARY

Very well presented detached family home perfectly positioned within easy walking distance of the many local amenities. Leading primary, secondary and grammar schools are close at hand. Belfast city centre is easily accessible by bus, car or rail.

This fine home boasts all the attributes of modern living and the accommodation briefly comprises of a bay fronted living room, kitchen with excellent dining area utility room and downstairs w.c on the ground floor. Four generous bedrooms (master with ensuite shower room) and a luxury family bathroom complete with separate shower cubicle are to the first floor.

The property further benefits from a private, enclosed rear garden laid in artificial grass and parking to the front and side for several cars.

Early viewing is advised to appreciate this fine family home.

ACCOMMODATION:

Ground Floor

ENTRANCE HALL: Wooden front door, tiled floor

CLOAKROOM: Tiled floor

LIVING ROOM: 20' 4" x 12' 7" (6.2m x 3.84m)

Bay window, wood strip flooring, feature gas fire with granite hearth and Oak mantle

KITCHEN WITH DINING AREA : 29' 9" x 14' 3" (9.07m x 4.34m)

Excellent range of high and low level units with granite work surfaces and matching upstands and feature under lighting, breakfast bar, integrated five ring gas hob with chrome extractor fan and glass canopy, integrated oven and microwave, integrated fridge freezer, integrated dishwasher, stainless steel sink unit, spot lighting, tiled floor, double doors to rear garden

UTILITY ROOM: 5' 11" x 5' 9" (1.8m x 1.75m)

Range of high level units, stainless steel sink unit, formica work surfaces, plumbed for washing machine, space for tumble dryer

W.C: Low flush w.c, wash hand basin with tiled splash back and chrome taps, tiled floor

First Floor

LANDING: Linen closet

First Floor Continued....

BATHROOM: Panel bath with chrome taps, fully tiled shower cubicle, wash hand basin with chrome taps, low flush w.c, tiled floor, partly tiled walls

MASTER BEDROOM: 13' 9" x 13' 8" (4.19m x 4.17m) Measurement at widest point, wood strip flooring

ENSUITE SHOWER ROOM: Luxury suite comprising a fully tiled shower cubicle, wall hung wash hand basin with chrome taps, low flush w.c, tiled floor, partly tiled walls

BEDROOM (2): 15' 4" x 9' 3" (4.67m x 2.82m) Measurement at widest point, wood strip flooring

BEDROOM (3): 15' 3" x 11' 5" (4.65m x 3.48m) Measurement at widest point, wood strip flooring (access to floored roofspace)

BEDROOM (4): 9' 2" x 7' 8" (2.79m x 2.34m) Measurement at widest point, wood strip flooring

Outside

Driveway parking for several vehicles, mature shrubs,

Private, low maintenance rear garden in artificial grass.



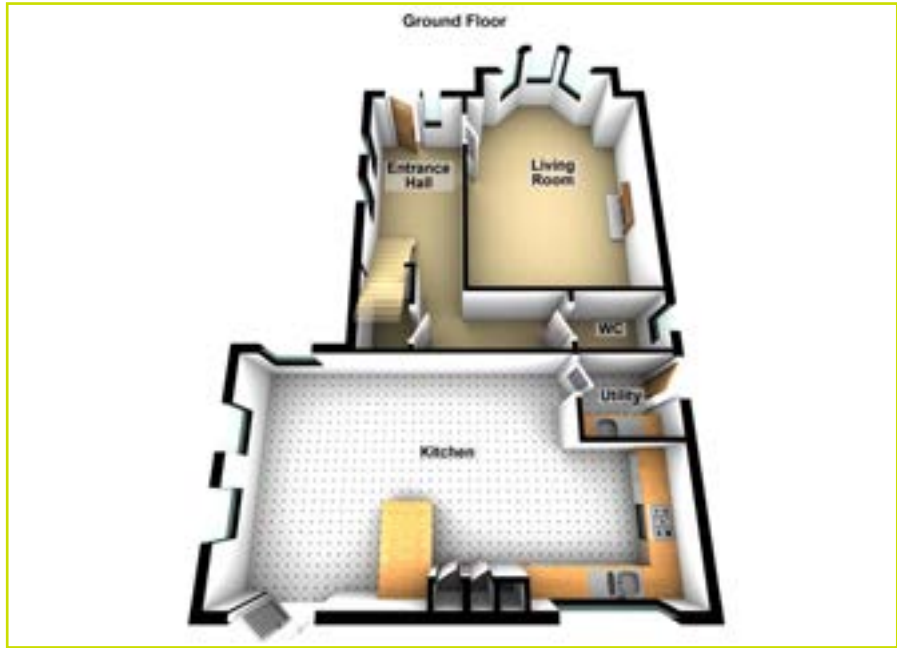




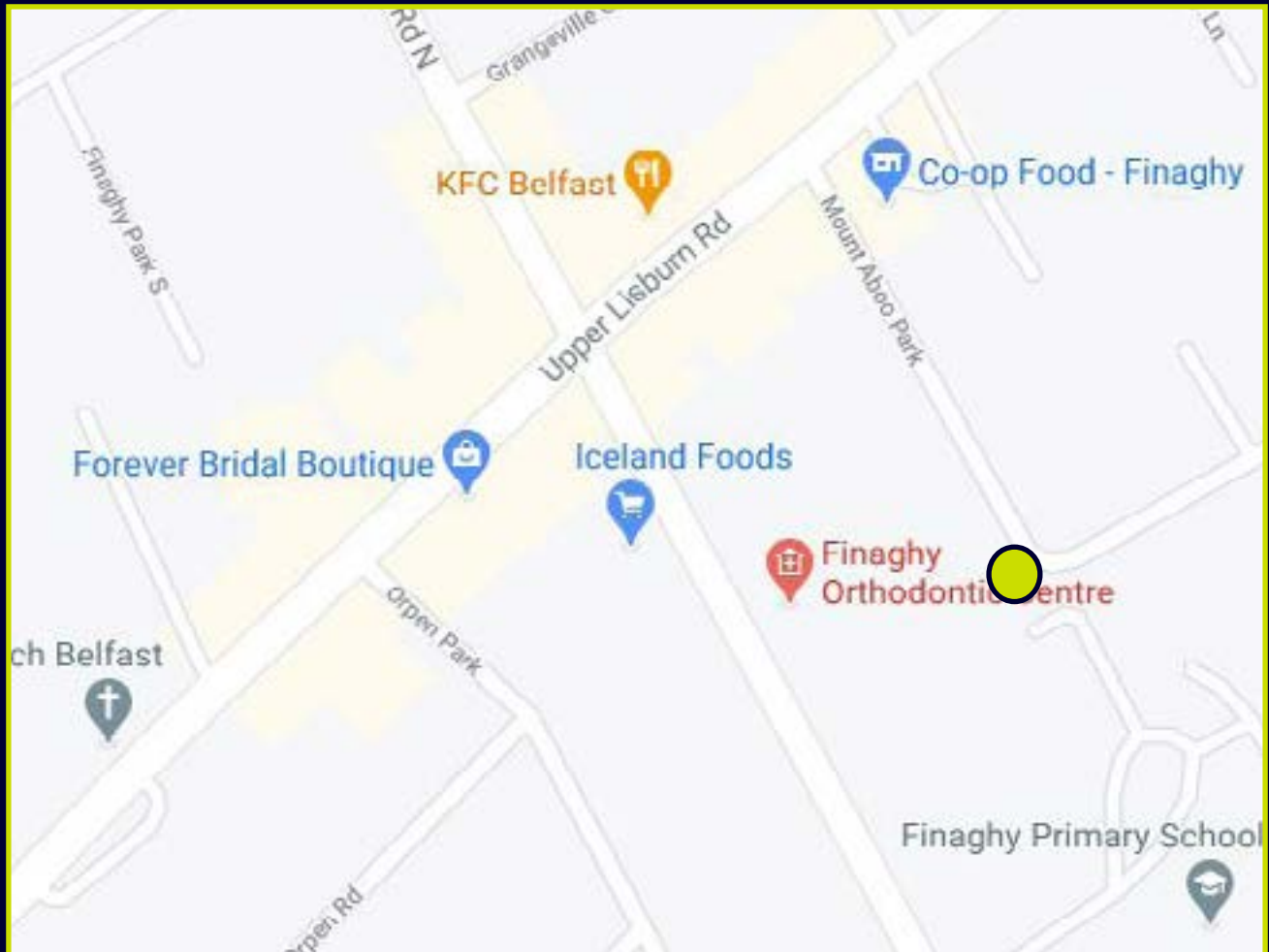


FLOOR PLANS

(NOT TO SCALE)



LOCATION MAP



DIRECTIONS : Travelling along the Upper Lisburn Road towards Belfast, Mount Aboe Park is the first street on the right after the Finaghy crossroads



EPC



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