

Dougan

RESIDENTIAL

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douganproperty.com



13 Porter Park
Belfast, BT10 0BU

Asking Price £

KEY FEATURES

- Well Presented Semi-Detached Family Home
- Excellent Location Within Easy Walking Distance Of Finaghy Village
- Many Leading Schools Close At Hand
- Bay Fronted Living Room
- Modern Kitchen Open To Dining Area
- Three Generous Bedrooms
- First Floor Shower Room
- Downstairs W.C
- Large Rear Garden With Shed
- Driveway Parking
- Oil Fired Central Heating
- Double Glazing
- Early Viewing Advised





SUMMARY

Very well presented semi-detached family home perfectly positioned within easy walking distance of Finaghy Village. The property benefits from ease of access to main arterial routes and public transport links. Many leading schools are close at hand.

The property comprises of a bay fronted living room, kitchen with dining area and w.c cloaks on the ground floor. Three bedrooms and a well appointed shower room are to the first floor.

The property further benefits from a private and enclosed, large rear garden with shed, driveway parking to the front, oil fired central heating and double glazing.

Early viewing is advised.

ACCOMMODATION:

Ground Floor

ENTRANCE HALL:

Wooden front door, cornicing, ceiling rose, wooden floor, dado rail.

LIVING ROOM: 14' 5" x 13' 7" (4.39m x 4.14m)

Bay window, cornicing, ceiling rose, feature fireplace with tiled hearth, wooden floor.

KITCHEN WITH DINING AREA : 11' 2" x 10' 1" (3.4m x 3.07m)

Excellent range of high and low level units, wood effect work surfaces, glazed display cabinet, chrome handles, space for fridge freezer, integrated oven and hob with extractor fan, tiled floor, partly tiled walls, spot lighting
OPEN TO-

DINING AREA: 9' 9" x 7' 9" (2.97m x 2.36m)

DOWSTAIRS W.C:

Low flush W.C, heated chrome towel radiator, wash hand basin with chrome taps

First Floor

LANDING:

Cornicing, roof space access, hotpress

SHOWER ROOM:

Fully tiled shower cubicle, wash hand basin with chrome taps and vanity unit, heated chrome towel radiator, low flush w.c, spot lighting.

BEDROOM (1): 13' 3" x 12' 2" (4.04m x 3.71m)

Cornicing

BEDROOM (2): 9' 10" x 8' 3" (3m x 2.51m)

Cornicing

BEDROOM (3): 9' 7" x 7' 9" (2.92m x 2.36m)

Cornicing

Outside

Front garden.

Driveway parking.

Enclosed rear garden with shed.













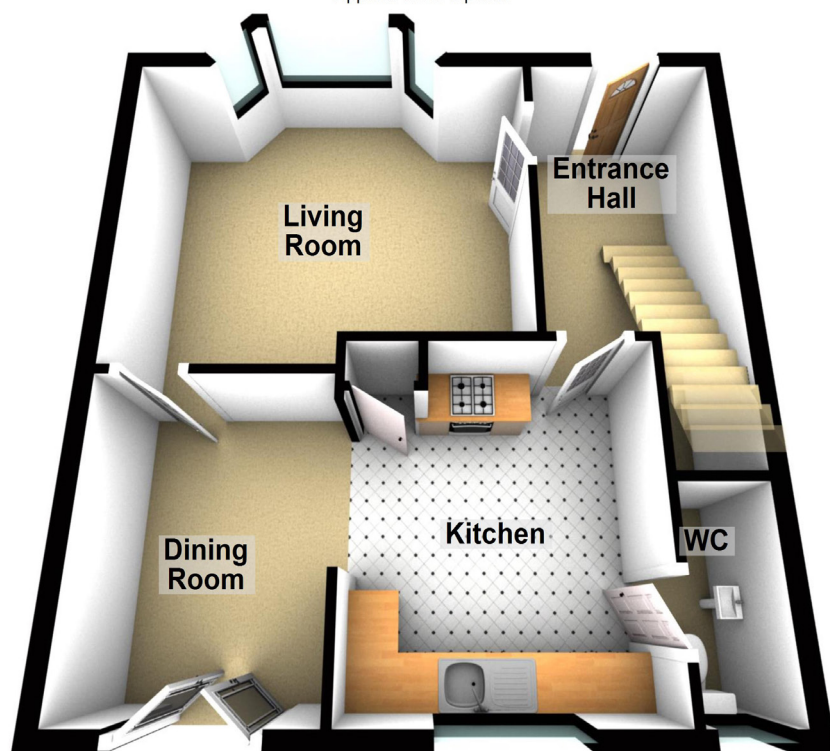


FLOOR PLANS

(NOT TO SCALE)

Ground Floor

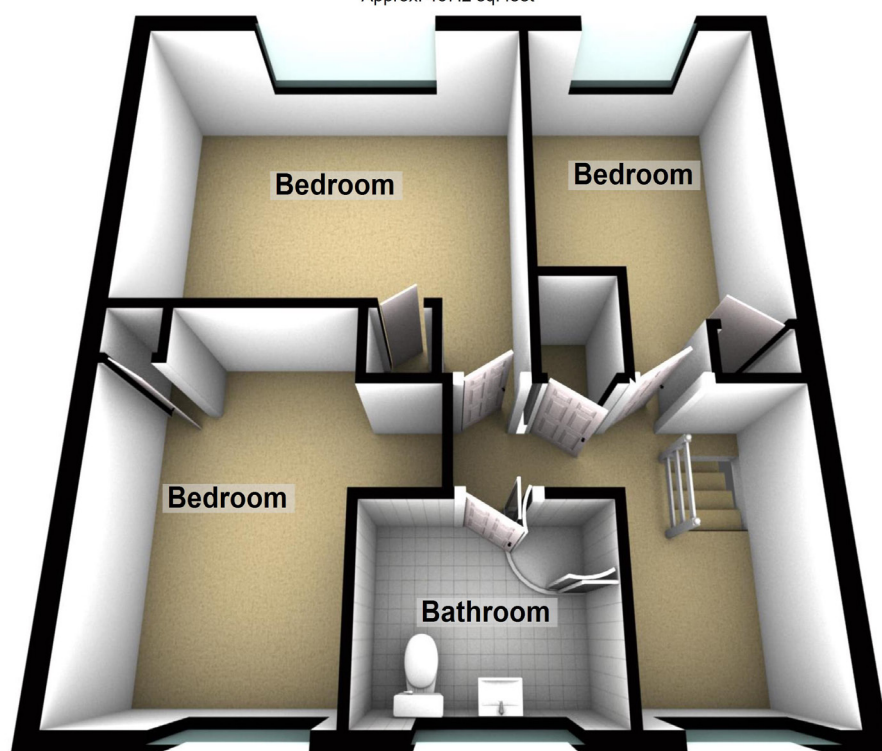
Approx. 477.8 sq. feet



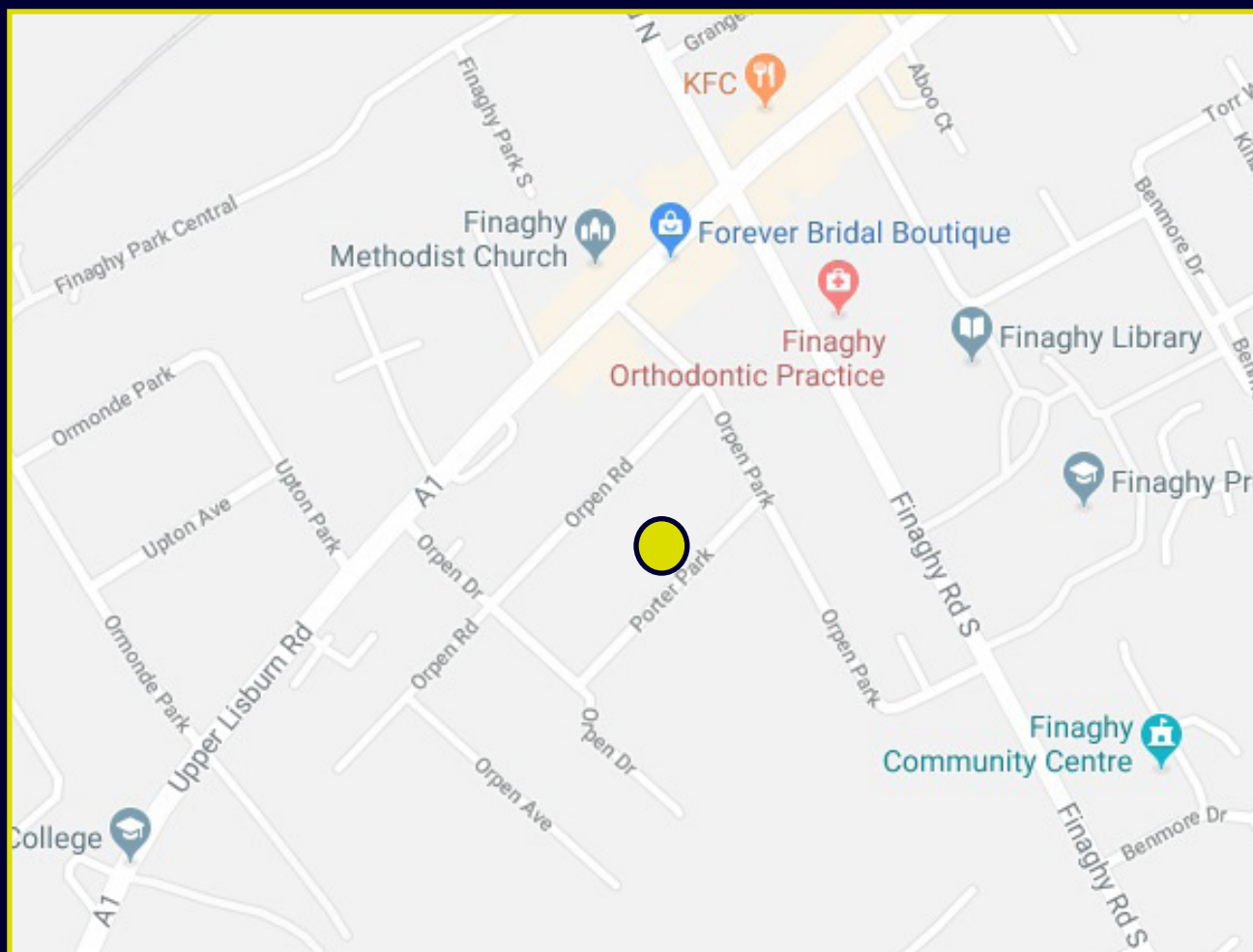
Total area: approx. 945.0 sq. feet

First Floor

Approx. 467.2 sq. feet



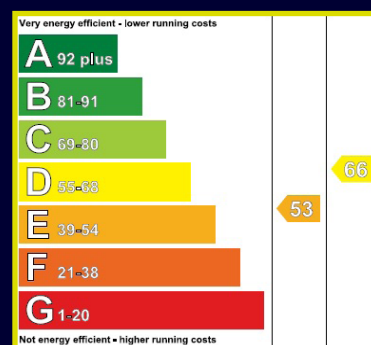
LOCATION MAP



DIRECTIONS : Travelling on the Upper Lisburn Road away from Belfast, turn left on to Orpen Park and Porter Park si second turn on the right.



EPC



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