

# Dougan

RESIDENTIAL

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[douganproperty.com](http://douganproperty.com)



**Ely Manor**  
**Apt 124B Finaghy Road South**  
Belfast, BT10 0DG

**Asking Price £154,950**

## KEY FEATURES

- Stunning Ground Floor Apartment Constructed C. 2016
- Own Door Access - Select Development Of Only Six Apartments
- Still Under NHBC Warranty
- Excellent Location Within Walking Distance Of Finaghy Village
- Main Arterial Routes & Public Transport Services Close At Hand
- Modern Kitchen Open To Living Room
- Two Double Bedrooms
- Luxury Bathroom In White Suite
- Allocated Off Street Parking
- Gas Heating & Double Glazing
- High Energy Efficiency Rating B83





## SUMMARY

Constructed in 2016, this stunning ground floor apartment is sure to appeal to a range of buyers including first time buyers and those considering downsizing.

This development could not be better positioned within walking distance of the hustle and bustle of Finaghy Village. A host of boutiques, coffee shops and restaurants are located close by. Furthermore a number of established and highly regarded schools including Finaghy Primary School, St. Anne's Primary School, Hunter House Grammar School and Rathmore Grammar School are located in the vicinity.

In addition a host of social, recreational and leisure facilities are located close by including Sir Thomas and Lady Dixon Park, Mary Peters Athletic Track and Balmoral Golf Club. Belfast City Centre is easily accessible with public transport links on your door step making this a highly convenient location.

The accommodation briefly comprises of a bright and spacious living room open to a modern kitchen, two generous bedrooms and a luxury bathroom in a contemporary white suite. The property further benefits from allocated off-street parking, gas heating and double glazing.

Early viewing is advised.

## ACCOMMODATION:

### Ground Floor

#### ENTRANCE HALL:

Spot lighting, wood strip flooring

#### KITCHEN OPEN TO LIVING AREA :

**22' 5" x 12' 8" (6.83m x 3.86m)**

Excellent range of high gloss, high and low level units, chrome handles, wood effect work surfaces with matching upstands, breakfast bar, stainless steel sink unit, integrated oven and four ring electric hob with chrome extractor fan over, integrated fridge freezer, integrated dishwasher, plumbed for washing machine, wood strip flooring, spot lighting, sliding doors to communal gardens

#### BEDROOM (1):

**21' 3" x 11' 10" (6.48m x 3.61m)**

Recess for robes / dressing area

**BEDROOM (2): 11' 1" x 7' 10" (3.38m x 2.39m)**

#### BATHROOM:

Luxury white suite, panel bath with chrome taps and fittings, low flush w.c, pedestal wash hand basin with chrome taps, tiled floor, fully tiled walls, spot lighting

#### Outside

Communal parking and gardens

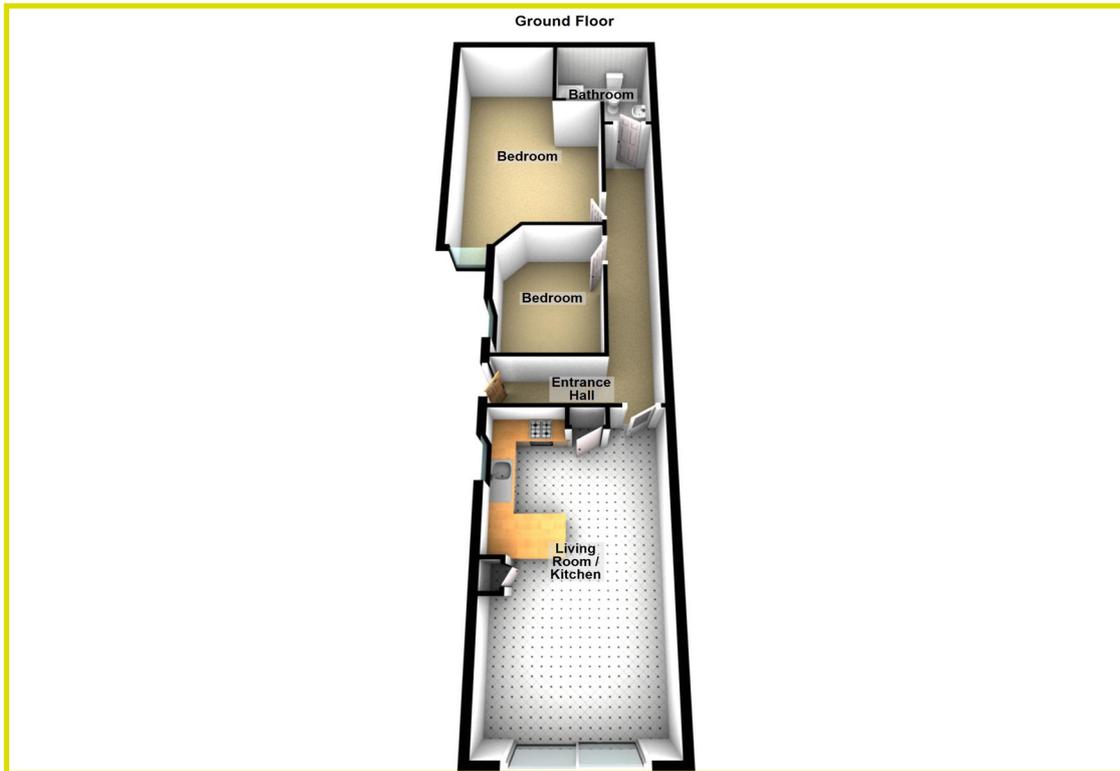




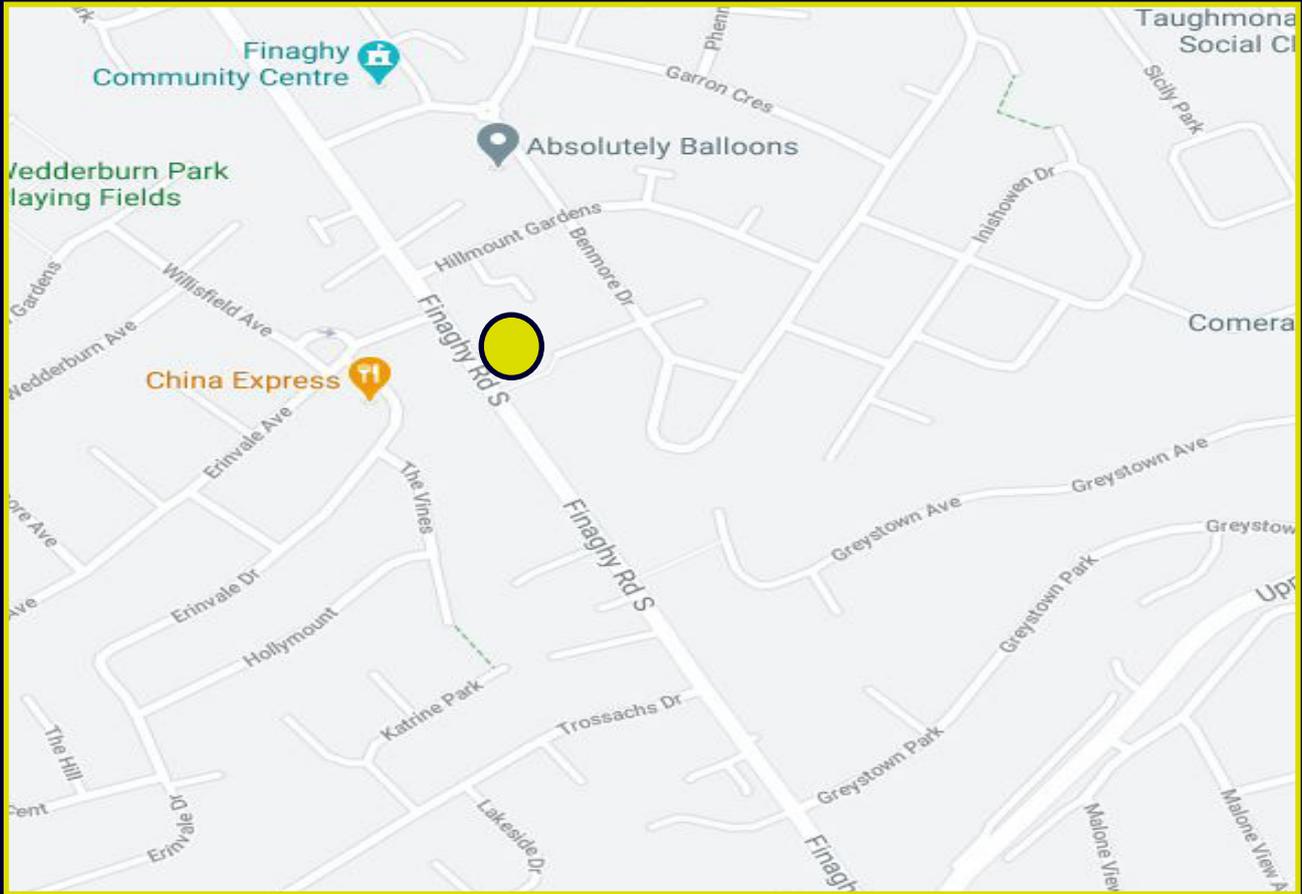




**FLOOR PLAN (NOT TO SCALE)**



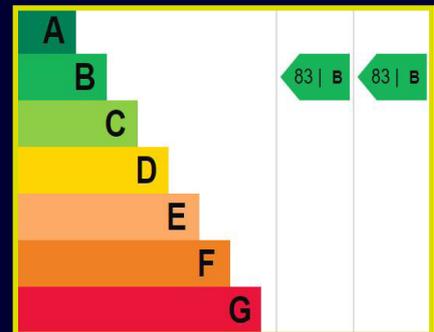
## LOCATION MAP



**DIRECTIONS** Travelling down Finaghy Road South from Upper Malone, the apartment is located on the left hand side.



## EPC



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