

Dougan

RESIDENTIAL

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17 Trossachs Drive

Belfast, BT10 0HS

Asking Price £195,000

KEY FEATURES

- Extended Semi-Detached Family Home
- Excellent Upper Malone Location Close To Many Local Amenities
- Belfast City Centre And Lisburn Easily Accessible
- Bright And Spacious Through Lounge
- Kitchen Open To Dining Area
- Three Generous Bedrooms
- Well Appointed First Floor Shower Room
- Driveway And Attached Garage
- Private And Enclosed Rear Garden
- Oil Fired Central Heating
- Double Glazing
- Early Viewing Advised



SUMMARY

Well presented, extended, semi-detached family home located just off Finaghy Road South in Upper Malone, South Belfast. The property offers ease of access to many local shops and amenities. Belfast city centre is easily accessible by bus, car or rail.

The accommodation briefly comprises of a bright and spacious through lounge and a kitchen open to dining room 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, paved rear garden, front garden in lawn and driveway parking leading to an attached garage.

Early viewing is advised.

ACCOMMODATION:

Ground Floor

ENTRANCE PORCH: Pvc front door, tiled floor

LIVING ROOM: 19' 3" x 12' 7" (5.87m x 3.84m)

Feature fire place with marble hearth. Solid wooden floor

OPEN PLAN KITCHEN / DINING: 19' 2" x 11' 5"

(5.84m x 3.48m) Kitchen - Range of high and low level units with glazed display unit, integrated oven with four ring hob, plumbed for washing machine, stainless steel sink unit with chrome mixer taps, space for fridge freezer, wood strip flooring, tiled walls, tongue and groove ceiling, spot lighting

First Floor

LANDING: Storage, roof space access

BEDROOM (1): 11' 6" x 10' 8" (3.51m x 3.25m) Built in storage

BEDROOM (2): 10' 6" x 8' 4" (3.2m x 2.54m) Built in storage

BEDROOM (3): 9' 6" x 7' 4" (2.9m x 2.24m) Built in storage

SHOWER ROOM: Fully tiled shower cubicle with drench style fitting, low flush w.c, pedestal wash hand basin, heated chrome towel radiator, wood strip flooring, spot lighting

Outside

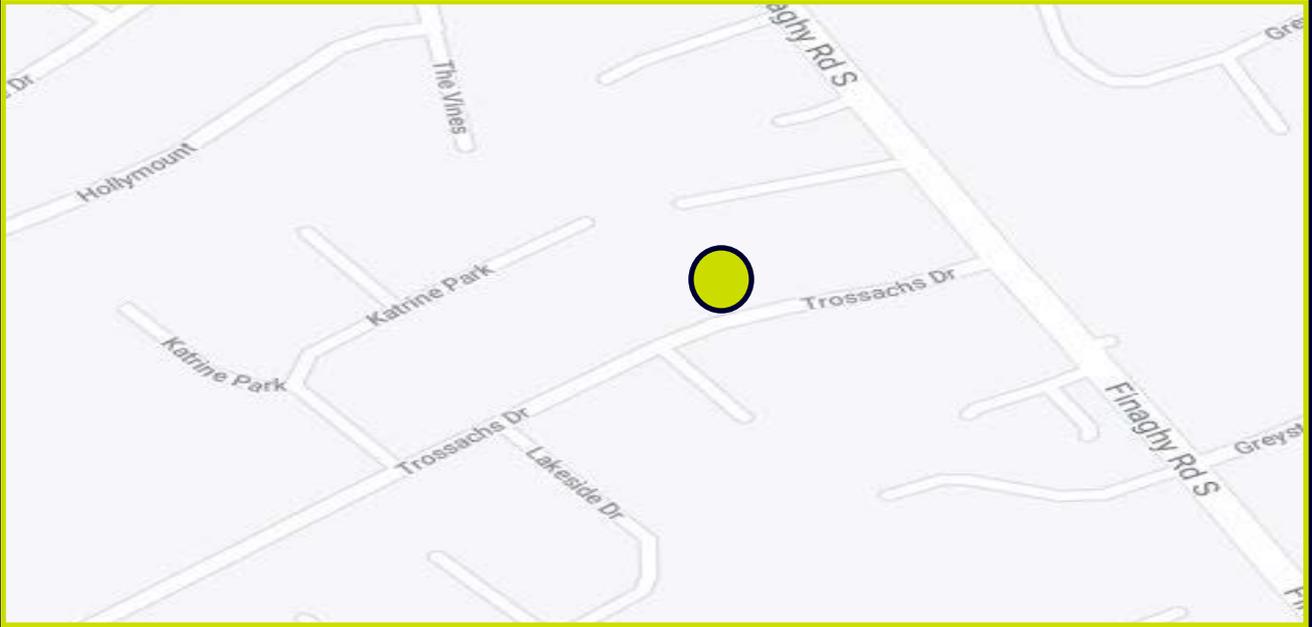
ATTACHED GARAGE 16' 9" x 7' 7" (5.11m x 2.31m)

Paved rear garden, oil tank, timber fencing. Front garden laid in lawn. Driveway to front.

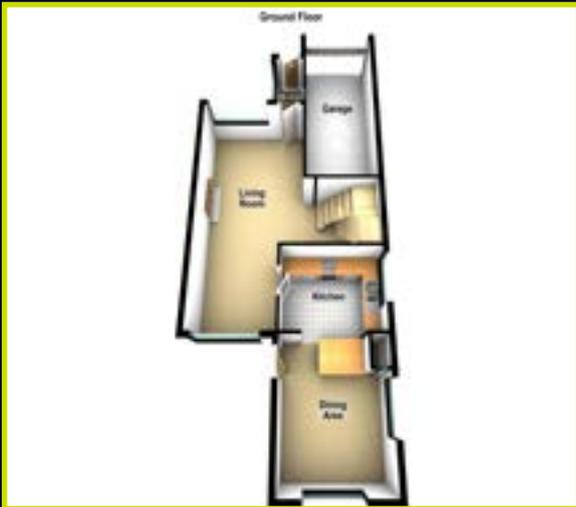




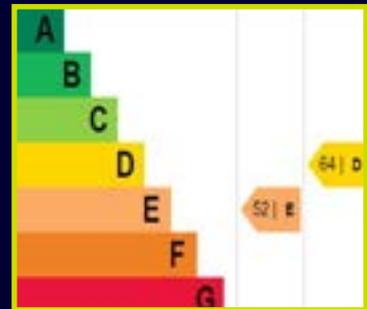
LOCATION MAP



FLOOR PLANS (NOT TO SCALE)



EPC



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