

# Dougan

RESIDENTIAL

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



**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.

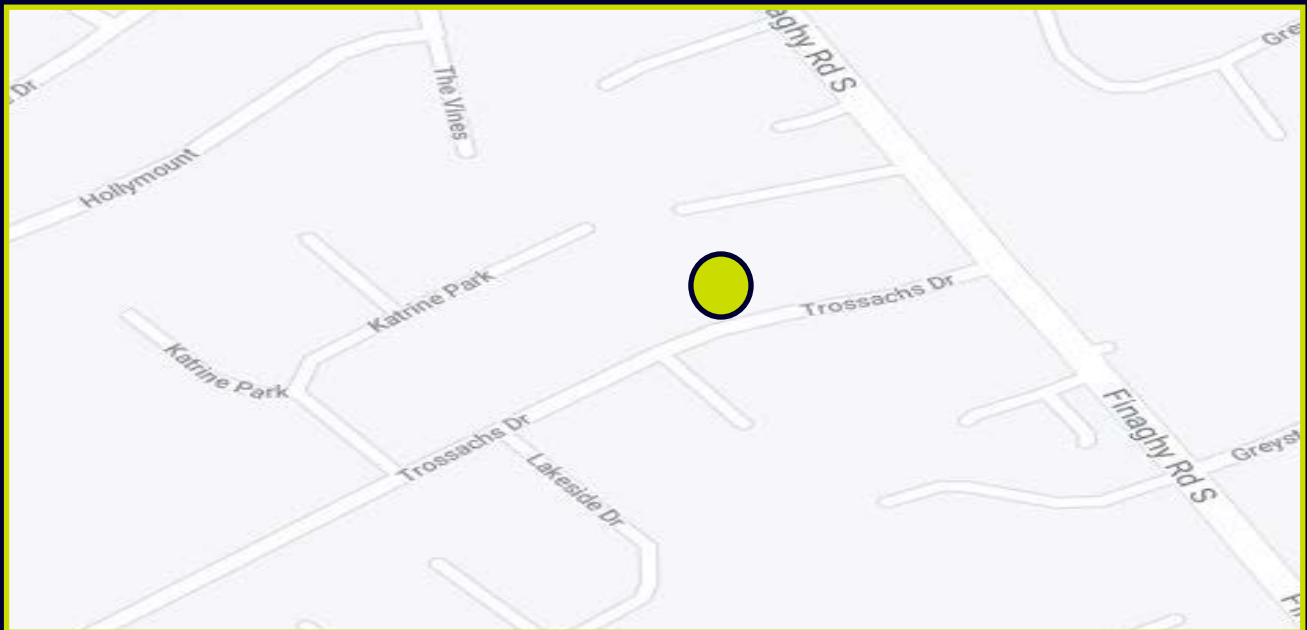








## LOCATION MAP



## FLOOR PLANS (NOT TO SCALE)



## EPC



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