



1 St Annes Close, Blacks Road,
Belfast, BT10 0PR

Asking Price £169,950

Dougan
RESIDENTIAL & COMMERCIAL

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KEY FEATURES

- Stunning Townhouses With Excellent Cul-De-Sac Location
- Modern Development Located Just Off The Blacks Road
- Convenient Location With Local Amenities And Main Arterial Routes Easily Accessible
- Adaptable Accommodation Over Three Floors
- Bright And Spacious Living Room With Balcony
- Modern Fitted Kitchen With Excellent Dining / Family Area
- Four Generous Bedrooms (Master With Luxury Ensuite)
- Second Reception / Fourth Bedroom Option
- Separate Luxury Bathroom
- Ground Floor W.C & Separate Utility Room
- Gas Fired Central Heating
- Private Rear Garden
- Driveway Parking For Several Cars
- Immaculately Presented Throughout

SUMMARY:

Stunning end townhouse situated in a popular residential development just off the Blacks Road. Positioned within a cul-de-sac, the property occupies an excellent site within the development. The property benefits from an excellent location with many local amenities and leading schools close at hand. Main arterial routes such as the M1 Motorway are easily accessible.

With adaptable and spacious accommodation over three storeys, this townhouse boasts all the attributes of modern living. Internally the property comprises of a utility room, w.c cloakroom, storage cupboard and fourth bedroom / second reception on the ground floor.

The first floor features a w.c, living room with access to a balcony with sitting area and views, and a modern fully fitted kitchen with excellent dining area. A further three bedrooms (master with luxury ensuite shower room) and a family bathroom in a contemporary white suite are located on the second floor.

The property further benefits from a brick paved driveway with parking for several cars, leading to an integral garage, a private rear garden laid in lawn, gas fired central heating and double glazing.

Early viewing, strictly by appointment, is recommended to appreciate this stunning family home.



ACCOMMODATION:

GROUND FLOOR -

Ground Floor

ENTRANCE HALL: Pvc front door, storage cupboard, cloakroom, access to garage

W.C. CLOAKS Low flush w.c, pedestal wash hand basin, ceramic tiled floor, extractor fan

UTILITY ROOM: Range of low level units, formica work surfaces, stainless steel sink unit, plumbed for washing machine, ceramic tiled floor.

BEDROOM (4) / SECOND RECEPTION: 12' 1" x 10' 6" (3.68m x 3.2m) Aspect over rear garden

First Floor

LANDING

LIVING ROOM: 18' 5" x 11' 11" (5.61m x 3.63m) Feature fireplace. Doors to balcony with sitting area and views towards Belfast Hills

KITCHEN WITH DINING / FAMILY AREA : Range of high and low level units, stainless steel sink unit, formica work surfaces, integrated oven and four ring gas hob, integrated fridge freezer, ceramic tiled floor, partly tiled walls, spot lighting, aspect over rear garden

W.C Low flush w.c, pedestal wash hand basin, tiled floor

Second Floor

LANDING

BEDROOM (1): 16' 0" x 11' 4" (4.88m x 3.45m)

ENSUITE SHOWER ROOM: Shower cubicle with thermostatically controlled shower, low flush w.c, pedestal wash hand basin, partly tiled walls, tiled floor, spot lights

BEDROOM (2): 11' 11" x 8' 5" (3.63m x 2.57m)

BEDROOM (3): 12' 6" x 9' 5" (3.81m x 2.87m)

FAMILY BATHROOM: Pedestal wash hand basin, panelled bath, low flush w.c, tiled floor and tiled walls

Outside

Enclosed rear garden laid in lawn with patio area. Brick paviour driveway with parking for several car leading to -

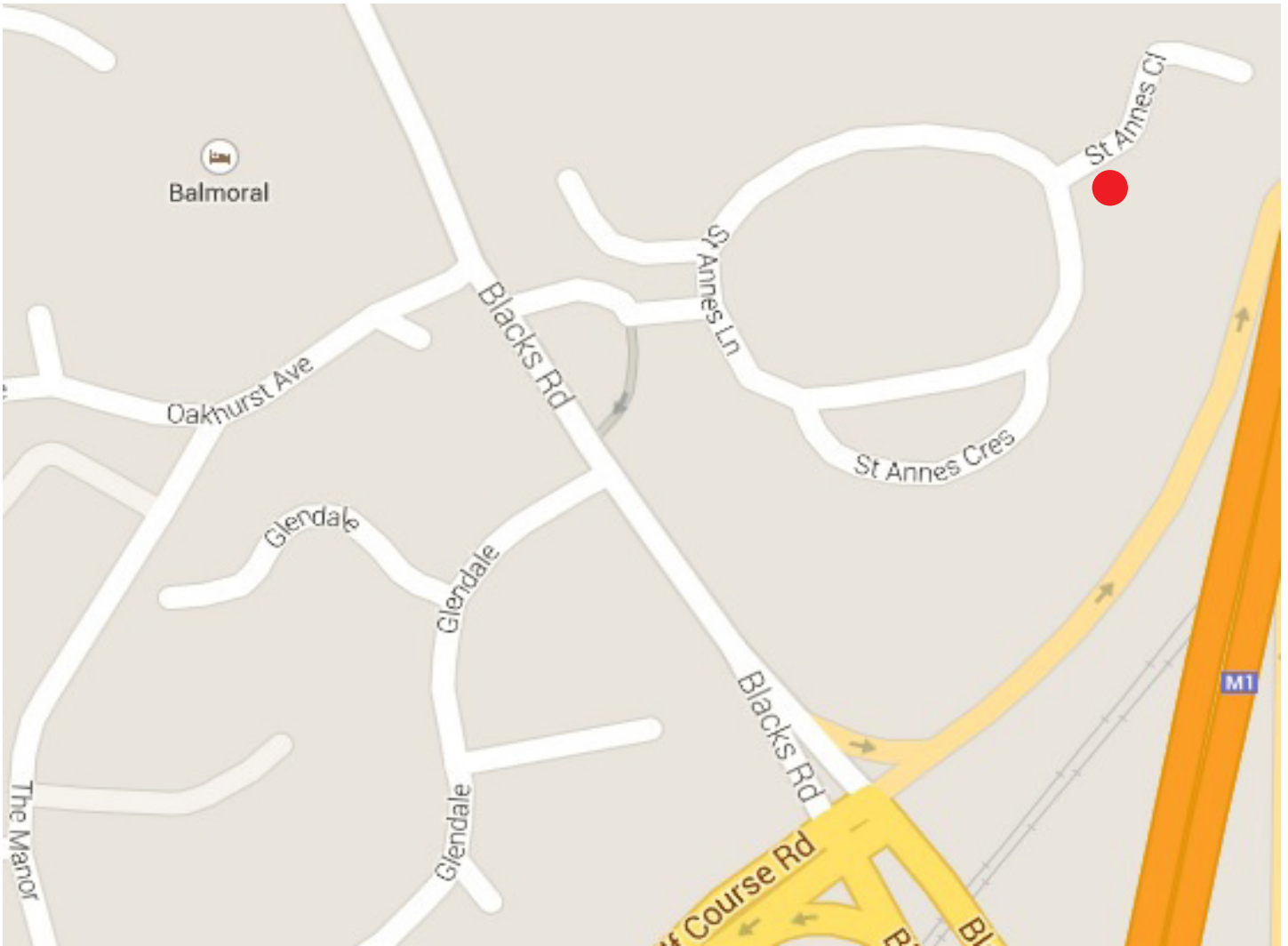
INTEGRAL GARAGE: 19' 4" x 11' 1" (5.89m x 3.38m)







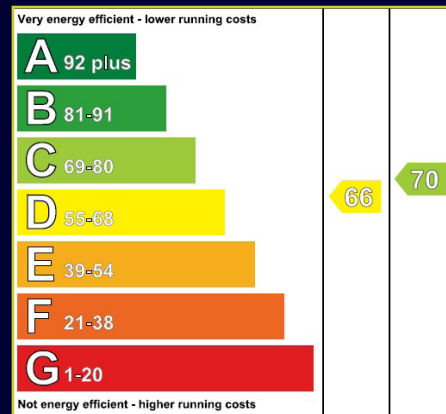




Travelling along the Upper Lisburn Road turn right on to the Blacks Road. Continue under the motorway bridge and the St Annes development is located on the right hand side



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