



EPC



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REQUESTED**

Dougan
RESIDENTIAL & COMMERCIAL

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17 Colinmill, Belfast, BT17 0AP

Asking Price £59,950

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Key Features:

- End Terrace Property Located In The Poleglass Area Of West Belfast
- Spacious Living Room
- Kitchen With Excellent Dining Area
- Two Generous Sized Bedrooms
- Bathroom
- Gas Fired Central Heating
- uPVC Double Glazed Windows
- Rear Garden Laid In Lawns
- Front Forecourt
- Early Viewing Advised

SUMMARY:

End terrace property situated in a popular and convenient residential location in the Poleglass area of West Belfast. The property offers ease of access to Dunmurry Village, Lisburn and Belfast. Many local amenities are within walking distance.

Internally the property is deceptively spacious and requires some general modernisation. The ground floor comprises of a bright and spacious living room and kitchen with excellent dining area. Two generous sized bedrooms and bathroom in white suite are on the first floor.

Externally the property benefits from a rear garden area and front forecourt. The property further benefits from gas fired central heating and uPVC Double Glazed Windows.

Early viewing advised to avoid disappointment.



ACCOMMODATION:

Ground Floor

ENTRANCE HALL:

PVC Front door

LIVING ROOM: 14' 7" x 12' 8" (4.44m x 3.86m)

KITCHEN WITH DINING AREA: 14' 7" x 10' 6" (4.44m x 3.2m)

Range of high and low level units. Formica work surfaces. Stainless steel sink unit. Integrated oven. Space for fridge freezer. Part tiled walls. Walk in storage. Patio doors to rear garden.

First Floor

LANDING:

BEDROOM (1): 14' 7" x 12' 8" (4.44m x 3.86m)

BEDROOM (2): 10' 1" x 7' 4" (3.07m x 2.24m)

SHOWER ROOM:

Walk in shower. Wash hand basin with vanity unit. Part tiled walls. Extractor fan

Outside

Front garden area.

Rear garden laid in lawns.