



EPC



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REQUESTED**

**Dougan**  
RESIDENTIAL & COMMERCIAL

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55 Ardcaoin Avenue, Belfast, BT17 0UN

Asking Price £59,950

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**Key Features:**

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

**SUMMARY:**

Semi-detached 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. Three generous sized bedrooms and bathroom in white suite are on the first floor.

Externally the property benefits from a front and rear gardens with driveway. 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: 19' 2" x 15' 9" (5.84m x 4.8m)**

**KITCHEN WITH DINING AREA: 15' 8" x 14' 6" (4.78m x 4.42m)**

Range of high and low level units. For-mica work surfaces. Stainless steel sink unit. Space for oven. Space for fridge freezer. Ceramic tiled floor. Partly tiled walls.

**SEPARATE WC:**

**First Floor**

**LANDING:**

**BEDROOM (1): 12' 5" x 8' 8" (3.78m x 2.64m)**

**BEDROOM (2): 13' 6" x 8' 5" (4.11m x 2.57m)**

**BEDROOM (3): 9' 7" x 6' 9" (2.92m x 2.06m)**

**BATHROOM:**

Panel bath with shower over. Wash hand basin. Low flush WC. Part tiled walls. Extractor fan.

**Outside**

Front and rear gardens laid in lawns. Driveway parking.