



50 Mayfield Square
Blacks Road
Belfast,
BT10 0QR



Asking Price £149,950

Dougan
RESIDENTIAL & COMMERCIAL

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KEY FEATURES

- Very Well Presented Townhouse
- Quiet Cul-De-Sac Location Just Off Blacks Road
- Many Local Amenities And Leading Schools Close At Hand
- Bright And Spacious Living Room With Feature Open Fireplace
- Modern Fully Fitted Kitchen Open To Dining Area With Aspect Over Rear Garden
- Three Generous Sized Bedrooms (Master With Ensuite Shower Room)
- Separate Family Bathroom In Luxury White Suite
- Rear Garden Laid In Lawn
- Driveway Parking To Front
- Gas Fired Central Heating
- Double Glazed Throughout
- Early Viewing Strictly By Appointment Advised



SUMMARY

Well-presented townhouse located in a quiet cul-de-sac just off the Blacks Road in South West Belfast. Many local amenities are within walking distance. Rathmore Grammar, St Anne's Primary and many other leading schools are within close proximity. The property also offers ease of access to main arterial routes such as the M1 linking Belfast, Lisburn and neighbouring towns.

Internally the property boasts all the attributes of modern family living with spacious accommodation throughout. The ground floor comprises of a front living room with feature open fireplace, a modern fully fitted kitchen open to a spacious family dining area.

The first floor features a family bathroom in a luxury white suite, three generous bedrooms with the master bedroom benefiting from a luxury ensuite shower room.

Externally the property benefits from a private and secluded rear garden and a patio area and off street driveway parking to the front.

With gas fired central heating and double glazing completing this fine family home there is little for the successful purchaser to do but move in.



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ACCOMMODATION:

Ground Floor

ENTRANCE HALL:

Wooden door to entrance hall. Solid wooden flooring.

LIVING ROOM: 17' 3" x 13' 8" (5.26m x 4.17m)

Feature fireplace. Double doors leading to kitchen/dining room.

KITCHEN OPEN TO LIVING & DINING AREA 18' 4" x 11' 11" (5.59m x 3.63m)

Excellent range of high and low level units, Integrated electric oven with 4 ring gas hob and extractor over, one and a half bowl sink unit, chrome taps, formica work surfaces, plumbed for washing machine, partly tiled walls, integrated dishwasher, ceramic tiled floor, open to an excellent family dining area

First Floor

BEDROOM (1): 12' 1" x 11' 5" (3.68m x 3.48m)

ENSUITE:

Low flush WC, wash hand basin with chrome mixer taps, fully tiled shower cubicle, ceramic tiled floor & extractor fan.

BEDROOM (2): 12' 6" x 11' 5" (3.81m x 3.48m)

BEDROOM (3): 8' 8" x 8' 2" (2.64m x 2.49m)

BATHROOM:

Luxury white suite comprising of panel bath with shower over, pedestal wash hand basin, low flush WC, ceramic tiled floor, partly tiled walls and extractor fan.

LANDING:

Access to roof space.

Outside

Rear gardens laid in lawns.

Raised decking area.

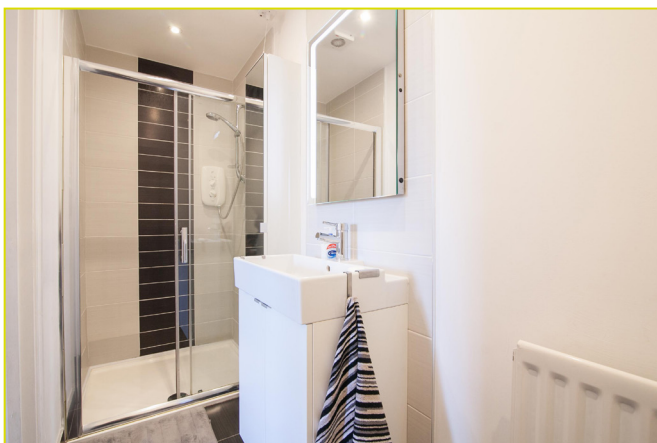
Patio area.

Driveway to front.

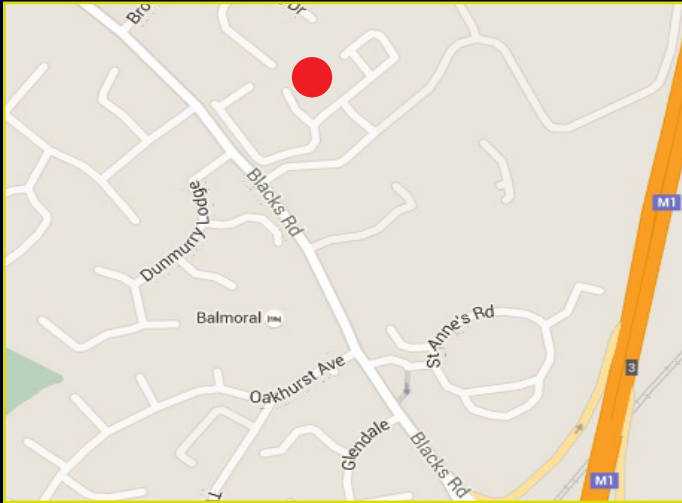
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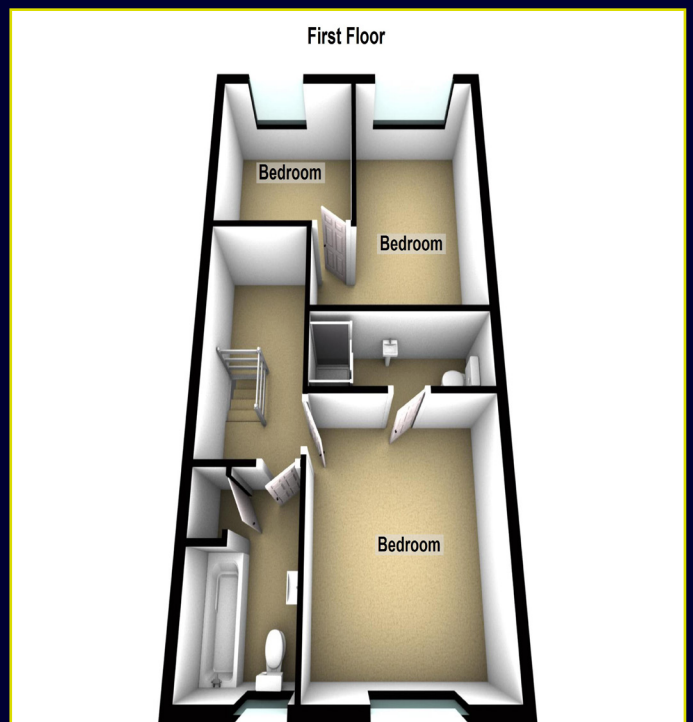
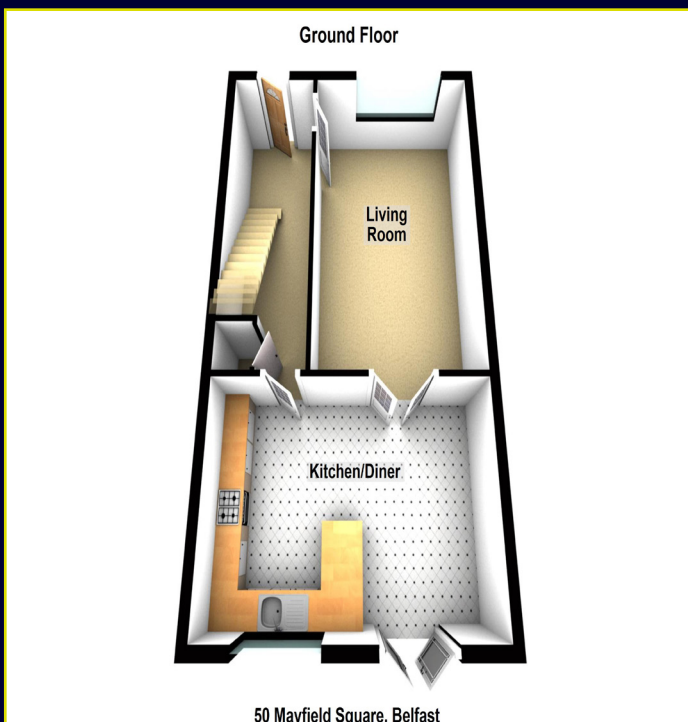






	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81-91		
C 69-80	77	77
D 55-68		
E 39-54		
F 21-38		
G 1-20		
Not energy efficient - higher running costs		

Travelling along the Blacks Road turn right into Mayfield Square after the Balmoral Hotel



the mark of
property
professionalism
worldwide



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