



38 Garnock Hill  
Blacks Road  
Belfast  
BT10 0AW

Asking Price £219,950

**Dougan**  
RESIDENTIAL & COMMERCIAL

Telephone 028 9030 8855  
[www.douganproperty.com](http://www.douganproperty.com)



## KEY FEATURES

- Very Well Presented Chalet Bungalow
- Popular And Established Development Off Blacks Road
- Many Leading Primary, Secondary And Grammar Schools Close At Hand
- Front Living Room With Doors To Dining Room
- Fully Fitted Kitchen Open To Sun Room
- Four Generous Bedrooms
- Luxury First Floor Shower Room
- Downstairs W.C
- Utility Room And Store
- Driveway Parking For Several Cars
- Private Rear Garden In Lawn With Patio
- Gas Fired Central Heating
- Double Glazed
- Early Viewing Is Advised



## SUMMARY

Stunning chalet bungalow located in a popular development off the Blacks Road, Belfast. The property benefits from an excellent location with many leading schools close at hand. Main arterial routes linking Belfast and Lisburn are easily accessible.

Internally the property has been maintained to an exceptional standard. The ground floor comprises a bright and spacious living room with gas fire and double doors to dining room, a fitted kitchen open to a sun room, downstairs w.c, utility room and garage store. Four generous bedrooms and a well appointed shower room are to the first floor.

The property further benefits from driveway parking and a private rear garden with patio area, gas fired central heating and double glazing.

Early viewing is advised to appreciate this fine home.





## ACCOMMODATION:

### Ground Floor

**ENTRANCE PORCH:** Wooden front door, wooden floor, tongue and groove ceiling

**ENTRANCE HALL:** Bevelled glass door, cornicing, ceiling rose, under stair recess

**LIVING ROOM: 13' 1" x 11' 7" (3.99m x 3.53m)**  
Laminate wooden floor, feature gas fire with wooden mantle and tiled hearth, cornicing, ceiling rose, bevelled glass door to dining room

**DINING ROOM: 11' 5" x 9' 1" (3.48m x 2.77m)**  
Laminate wooden floor, cornicing, ceiling rose, door to rear garden

**KITCHEN: 11' 9" x 9' 5" (3.58m x 2.87m)** Range of high and level units with feature underlighting, formica work surfaces, stainless steel sink unit, integrated oven and hob with extractor fan, plumbed for dishwasher, space for under counter fridge, partly tiled walls, spotlighting

### Open To -

**SUN ROOM: 12' 3" x 12' 1" (3.73m x 3.68m)** Exposed timber beams, exposed brick finish, spotlighting

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

**UTILITY ROOM: 9' 5" x 7' 10" (2.87m x 2.39m)**  
Plumbed for washing machine, formica work surfaces, range of units

**GARAGE STORE: 9' 5" x 5' 9" (2.87m x 1.75m)**

### First Floor

**LANDING:** Roof space access (partly floored with ladder)

**BEDROOM (1): 12' 6" x 11' 4" (3.81m x 3.45m)** Velux windows. built in mirror robes

**BEDROOM (2): 12' 4" x 8' 3" (3.76m x 2.51m)**

**BEDROOM (3): 11' 3" x 9' 2" (3.43m x 2.79m)**

**BEDROOM (4): 10' 3" x 9' 6" (3.12m x 2.9m)** Built in robe and cupboards

**SHOWER ROOM:** Rainwater style shower, pedestal wash hand basin, low flush w.c, tiled floor, velux window

### Outside

Driveway parking for several cars. Front garden in lawn.

Rear garden in lawn with patio, timber fence and shed. Store.







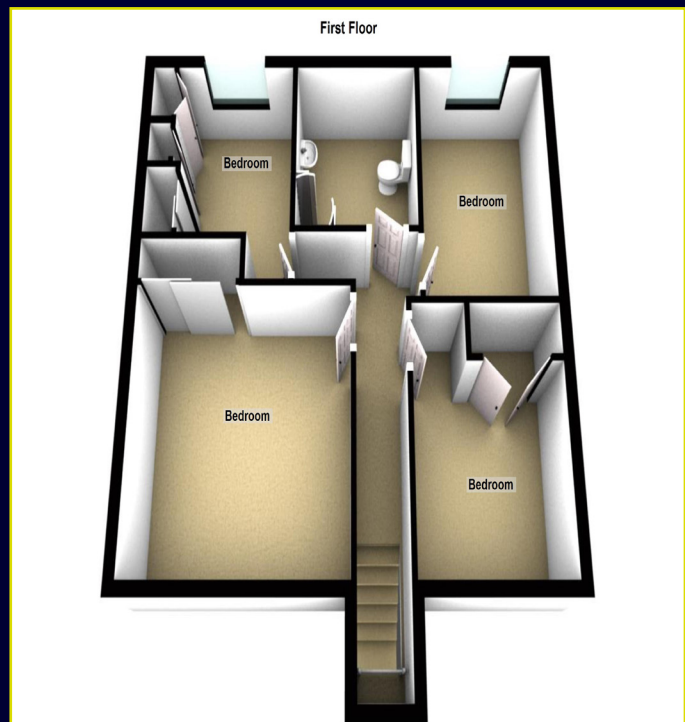
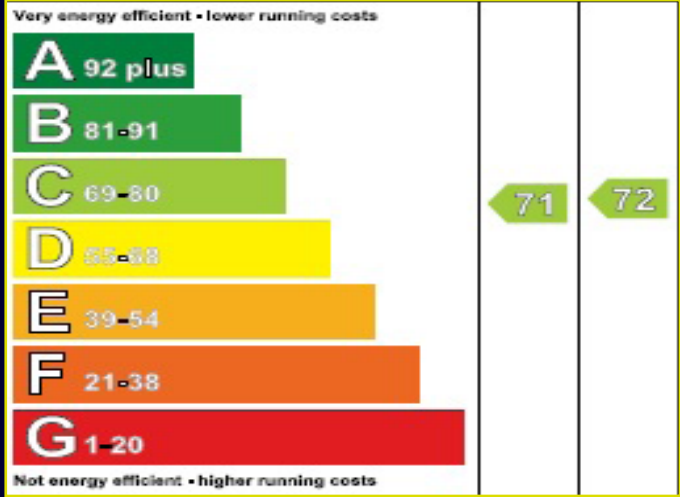
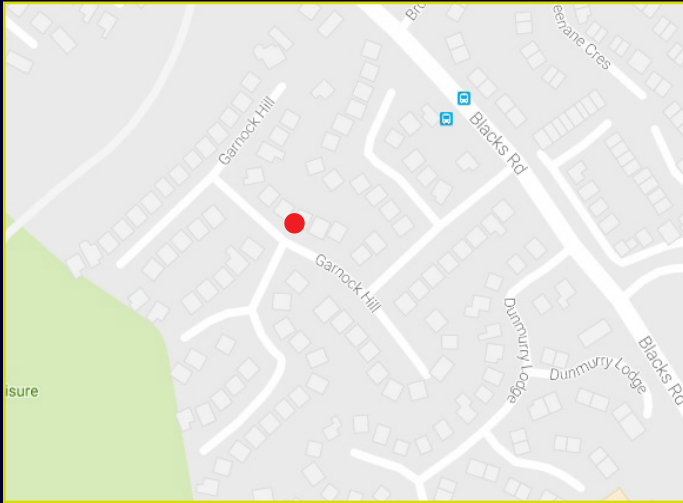












**Dougan**  
RESIDENTIAL & COMMERCIAL

Unit 6 Orpen Shopping Centre Upper Lisburn Road Belfast BT10 0BG  
Telephone 028 9030 8855 Fax 028 9061 2252  
Email [info@douganproperty.com](mailto:info@douganproperty.com)  
Web [www.douganproperty.com](http://www.douganproperty.com)

Dougan Residential & Commercial for themselves and for the Vendors or Lessors of the property whose agents they are give notice that; i) these particulars are given without responsibility of Dougan Residential & Commercial or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; ii) Dougan Residential & Commercial cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; iii) no employee of Dougan Residential & Commercial has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; iv) VAT may be payable on the purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; v) Dougan Residential & Commercial will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.