



40 William Alexander Park
Belfast
BT10 0LX

Asking Price £279,950

Dougan
RESIDENTIAL & COMMERCIAL

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KEY FEATURES

- Well Presented, Extended, Detached Family Home
- Many Leading Schools Close At Hand
- Popular And Well Established Development
- Living Room With Doors To Rear Garden
- Bright And Spacious Family Room
- Kitchen With Dining Area
- Three Generous Bedrooms (Master With Built In Robes)
- Well Appointed First Floor Family Bathroom With Separate Shower Cubicle
- Downstairs W.C
- Private Rear Garden In Lawn With Raised Patio
- Driveway Leading To Garage
- Gas Fired Central Heating
- Double Glazed
- Early Viewing Advised





SUMMARY

Very well presented detached family home located in a popular and well established development. The property benefits from an excellent location with many leading schools close at hand. Main arterial routes linking Belfast, Lisburn and surrounding towns are easily accessible.

The property comprises of living with doors to rear garden, family room, kitchen with dining and a w.c cloakroom on the ground floor.



Three bedrooms and a well appointed family bathroom are to the first floor.

The property benefits from driveway parking, a private rear garden and attached garage.

Early viewing is advised.



ACCOMMODATION:

Ground Floor

ENTRANCE PORCH: Tiled floor, wooden front door with glazed side panel

ENTRANCE HALL: Cornicing, glazed door, laminate wooden floor, under stair storage

LIVING ROOM: 15' 9" x 9' 10" (4.8m x 3m) Laminate wooden floor, feature fireplace with wooden mantle and marble hearth, doors to rear garden

DINING ROOM: 11' 9" x 10' 4" (3.58m x 3.15m) Cornicing

KITCHEN WITH DINING AREA : 21' 3" x 12' 9" (6.48m x 3.89m) Excellent range of high and low level units, feature under lighting, formica work surfaces, glazed display cabinet, integrated oven and four ring gas hob, space for fridge freezer,plumbed for dishwasher, extractor fan, breakfast bar, tiled floor. Storage with Worcester gas boiler

W.C CLOAKROOM: Low flush w.c, wash hand basin, partly tiled walls, tiled floor

First Floor

LANDING: Access to partially floored roofspace

BEDROOM (1): 16' 4" x 9' 10" (4.98m x 3m) Cornicing, built in mirrored robe

BEDROOM (2): 12' 4" x 10' 4" (3.76m x 3.15m) Cornicing

BEDROOM (3): 11' 2" x 7' 3" (3.4m x 2.21m) (At widest points), storage

Outside

GARAGE: 17' 0" x 8' 1" (5.18m x 2.46m)

Driveway parking for several cars to front.

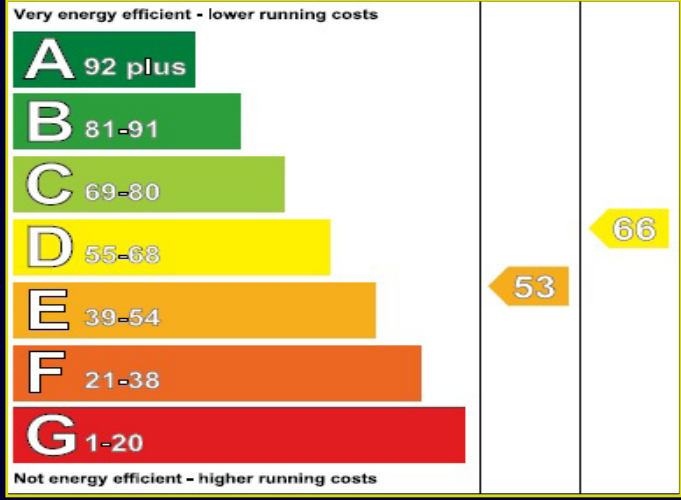
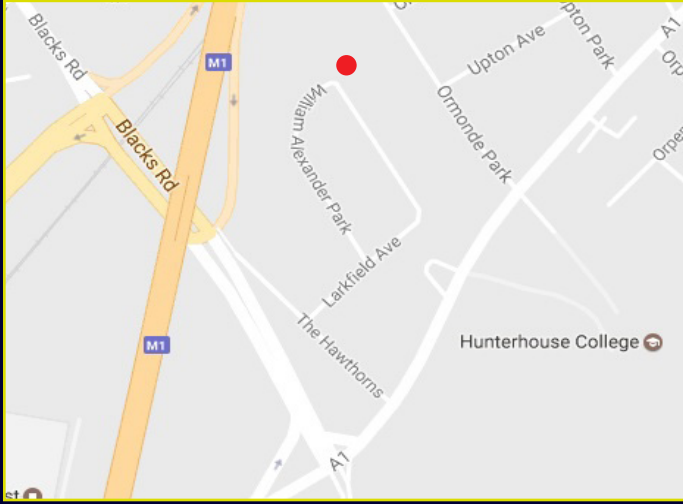
Rear garden in lawn with patio.











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