



23 Malfin Drive
Belfast
BT9 6QF

Asking Price £99,950

Dougan
RESIDENTIAL & COMMERCIAL

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KEY FEATURES

- Stunning End Terrace Close To Many Local Amenities
- Finished To An Excellent Standard Throughout
- Bright And Spacious Living Room
- Modern Kitchen With Excellent Dining Area
- Conservatory
- Three Generous Bedrooms
- First Floor Bathroom With Separate Shower Cubicle
- Downstairs W.C
- Enclosed, Low Maintenance Rear Garden
- Generous Front And Side Gardens
- Excellent Storage Throughout
- Gas Fired Central Heating
- Double Glazed
- Ease Of Access To Belfast City Centre



SUMMARY

Stunning end terrace family home boasting all the attributes of modern living. The property benefits from a convenient location with many local amenities close at hand and Belfast City Centre is easily accessible by bus or car.

The property has been maintained to an excellent standard by the present owners. The ground floor comprises of a bright and spacious living room, modern kitchen open to dining area, conservatory and downstairs w.c.

Three generous bedrooms and a luxury bathroom with separate shower cubicle are to the first floor.

The property further benefits from enclosed front, side and rear gardens, gas fired central heating and double glazing.

Early viewing is advised.



ACCOMMODATION:

Ground Floor

ENTRANCE PORCH:

LIVING ROOM: 14' 5" x 11' 6" (4.39m x 3.51m) Tile effect laminate wooden floor, cornicing

KITCHEN WITH DINING AREA : 17' 6" x 11' 5" (5.33m x 3.48m) Excellent range of high and low level units, glass display cabinet, feature under lighting, formica work surfaces, sink unit with swan taps, space for oven and hob, space for fridge freezer, integrated washing machine, integrated dishwasher, spot lighting, storage

DOWNSTAIRS W.C: Wash hand basin and vanity unit, low flush w.c

CONSERVATORY: 10' 5" x 9' 6" (3.18m x 2.9m)

First Floor

LANDING: Linen closet, storage, laminate wooden floor

BEDROOM (1): 14' 6" x 11' 5" (4.42m x 3.48m) Built in storage

BEDROOM (2): 11' 6" x 9' 7" (3.51m x 2.92m) Laminate wooden floor

BEDROOM (3): 8' 4" x 6' 8" (2.54m x 2.03m) Laminate wooden floor

BATHROOM: Luxury white suite, low flush w.c, fully tiled shower cubicle with Mira shower, panel bath with chrome telephone hand shower, heated chrome towel radiator, spot lighting, tongue and groove ceiling

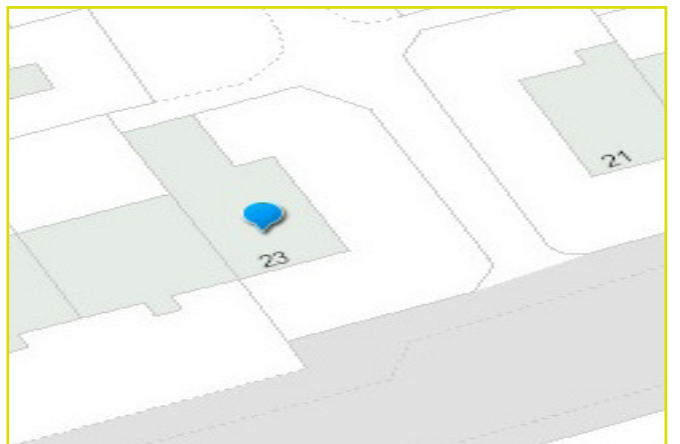
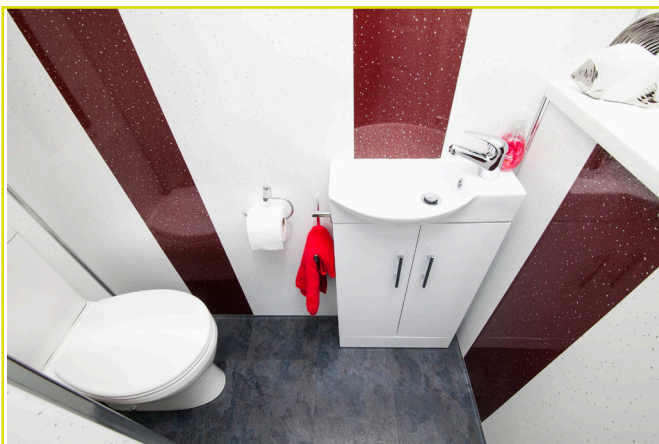
Outside

Gardens to front and side laid in loose stone.

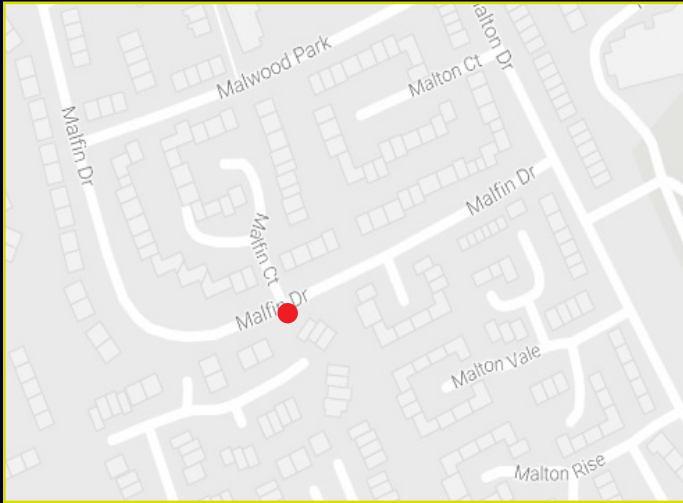
Enclosed paved rear garden with decked area and timber fencing











Very energy efficient = lower running costs

A 92 plus

B 81-91

C 69-80

D 55-68

E 39-54

F 21-38

G 1-20

Not energy efficient = higher running costs

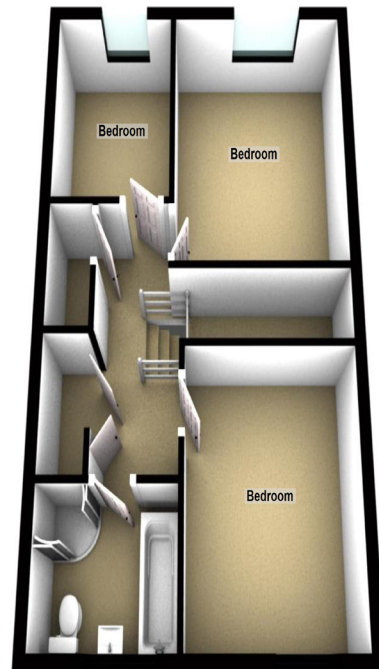
62

67

Ground Floor



First Floor



RICS

the mark of
property
professionalism
worldwide



Dougan

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