



13 Glendale
Blacks Road
Belfast
BT10 ONX

Asking Price
£245,000

Dougan

RESIDENTIAL

Telephone 028 9030 8855
www.douganproperty.com



KEY FEATURES

-
- Well Presented Detached Family Home
- Excellent Location Close To Many Leading Schools
- Main Arterial Routes And Public Transport Services Close At Hand
- Belfast City & Lisburn Easily Accessible
- Bright And Spacious Living Room
- Kitchen Within Excellent Dining Area
- Four Bedrooms (Master With Ensuite)
- First Floor Family Bathroom
- Attached Garage
- Private Rear Garden With Patio
- Front Garden And Driveway Parking
- Oil Fired Central Heating
- Popular Development, And Quiet Cul-De-Sac Position
- Early Viewing Advised
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SUMMARY

A well presented detached family home 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 Annes 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 comprises of a front living room with feature fireplace and a modern fully fitted kitchen with dining area on the ground floor.

The first floor features a family bathroom and four generous bedrooms, with the master bedroom benefiting from a luxury ensuite shower room.

Externally the property benefits from a private rear garden with patio, front garden and driveway parking. The property further benefits from an attached garage and oil fired central heating.

Early viewing is recommended, strictly by appointment through Dougan Residential on 02890308855.



ACCOMMODATION:

Ground Floor

ENTRANCE HALL: Mahogany front door with side windows, cornicing. wood strip flooring, cloakroom

LIVING ROOM: 16' 6" x 13' 8" (5.03m x 4.17m) Feature fire place with marble hearth, cornicing, bevelled glass door, tongue and groove ceiling

KITCHEN WITH DINING AREA : 20' 9" x 12' 5" (6.32m x 3.78m) Excellent range of high and low level units with feature under lighting, formica work surfaces, stainless steel sink unit, integrated oven and 4 ring halogen hob, breakfast bar, plumbed for washing machine, space for fridge freezer, tiled floor

First Floor

LANDING: Roof space access, hot press

BATHROOM: Panel bath, pedestal wash hand basin with chrome taps, low flush w.c, tongue and groove ceiling, spot lighting, fully tiled walls

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BEDROOM (1): 15' 3" x 10' 7" (4.65m x 3.23m) Built in double mirror robes, laminate wooden floor

ENSUITE SHOWER ROOM: Fully tiled shower cubicle, low flush w.c, pedestal wash hand basin

BEDROOM (2): 12' 7" x 7' 8" (3.84m x 2.34m) Build in double mirror robes

BEDROOM (3): 11' 7" x 9' 5" (3.53m x 2.87m)

BEDROOM (4): 9' 7" x 7' 1" (2.92m x 2.16m)

Outside

GARAGE: 18' 4" x 9' 4" (5.59m x 2.84m)

Driveway parking to front.

Front garden in lawn. Rear garden in lawn with brick paviour patio.

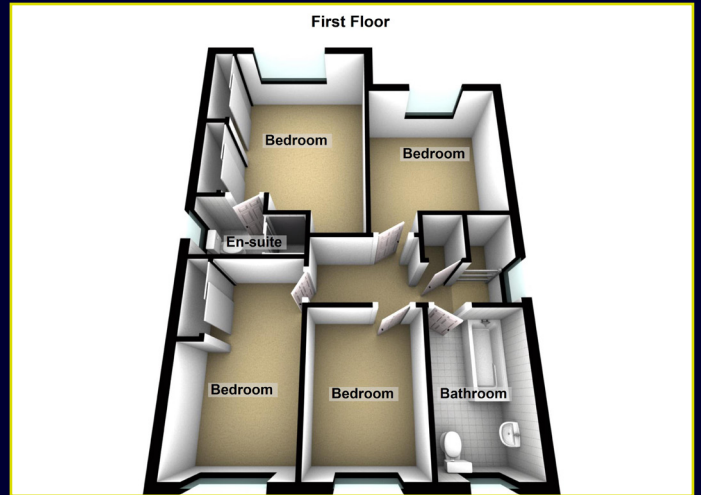
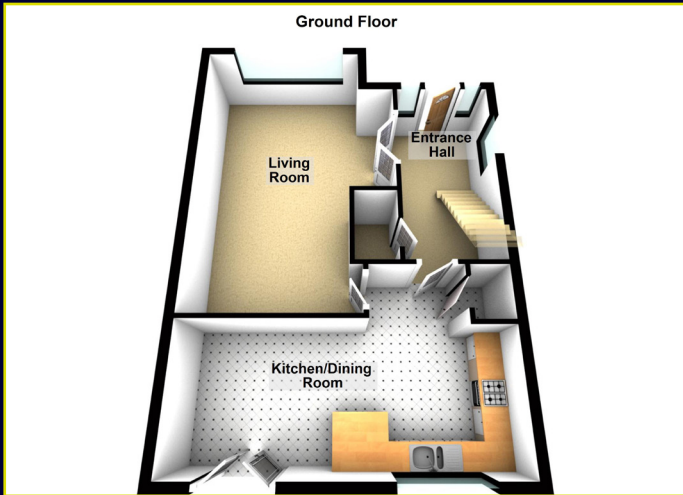




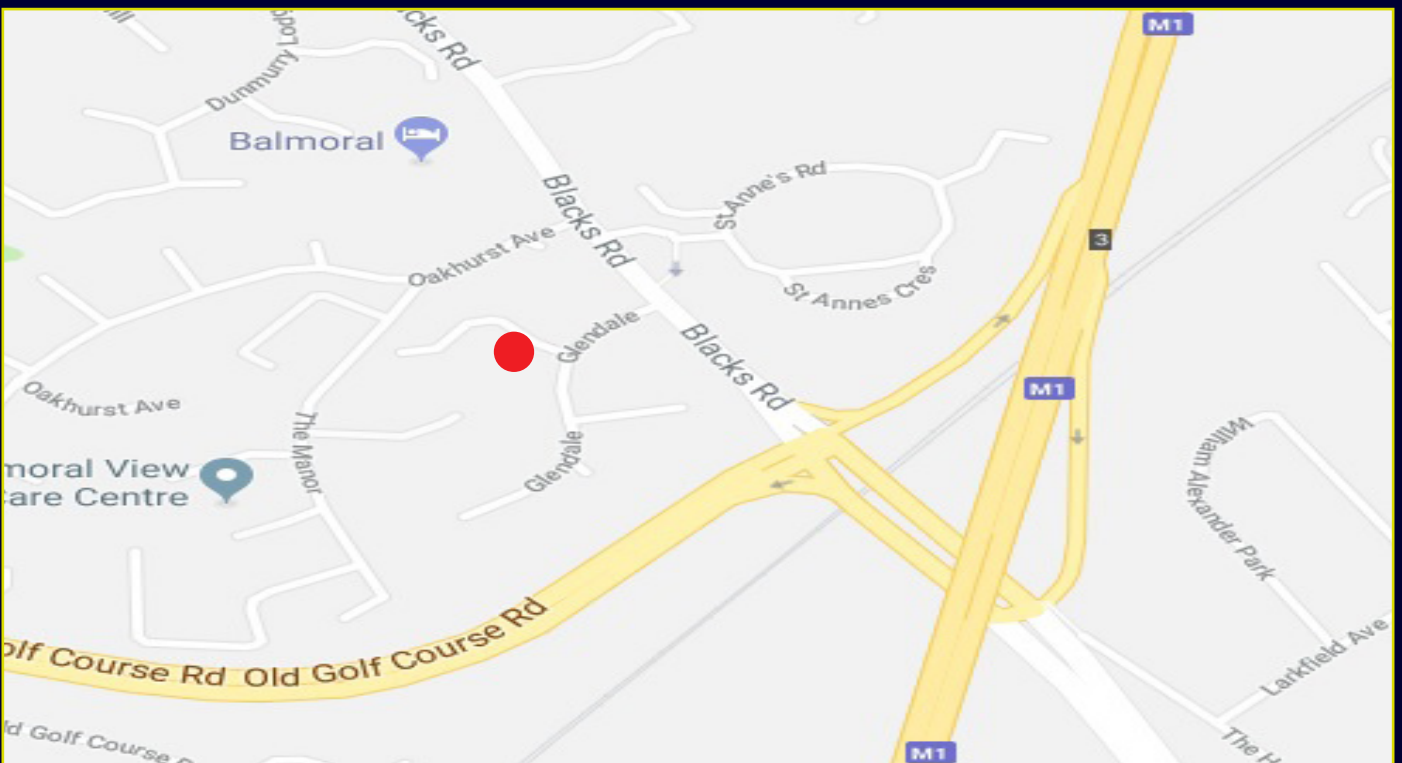




FLOOR PLANS (NOT TO SCALE)



LOCATION MAP



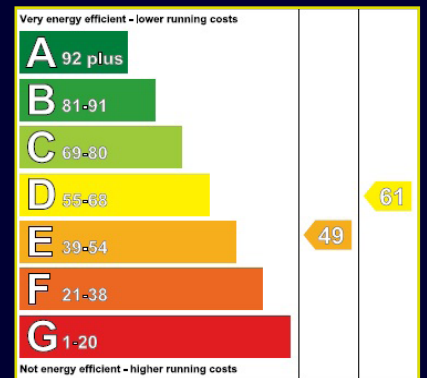
DIRECTIONS: Finaghy, Belfast

EPC



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