



11 Old Coach Avenue
Belfast
BT9 5PY

Asking Price
£575,000

Dougan

RESIDENTIAL

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KEY FEATURES

- Stunning Detached Family Home On A Site Extending To C.0.5 Acres
- Quiet Cul-De-Sac Location In Upper Malone
- Aspect Over Queens Playing Fields And Lagan Valley Park
- Ease Of Access To Many Leading Schools, Main Arterial Routes And Local Amenities
- Grand Reception Hall With Corner Bar And Porch
- Bright And Spacious Living Room With Feature Fireplace And Doors To Gardens
- Modern Kitchen Open To A Dining / Sitting Area
- Four Bedrooms (Two With Ensuite)
- First Floor Contemporary Bathroom
- Downstairs W.C With Cloaks Space
- Utility Room
- Reclaimed Gallaghers Factory Wooden Floors And Belvoir Hospital Radiators
- Oil Heating / Double Glazing
- Private Landscaped Gardens Laid In Lawns With Fruit Trees, Mature Shrubs And Hedges
- Driveway In Loose Stone Leading To Detached Double Garage
- Early Viewing Advised To Appreciate This Fine Family Home



SUMMARY

Occupying a generous corner site extending to C. 0.5 acres, this unique detached family home has been finished to an excellent standard boasting all the attributes of modern living.

The ground floor comprises of a grand entrance hall with bar area, a bright and spacious family room, modern kitchen open to a sitting room, utility room and master bedroom with ensuite bathroom. A further three bedrooms, family bathroom and a spacious landing with office / study area are to the first floor.

The property further benefits from extensive mature gardens laid in lawn with fruits trees, mature hedges and shrubs and driveway parking for numerous vehicles leading to a detached garage.

Located in a quiet cul-de-sac off the Upper Malone Road, the property enjoys views towards Queens playing fields and Lagan Valley.

Early viewing is advised to appreciate this stunning family home.







ACCOMMODATION:

Ground Floor

ENTRANCE PORCH: Wood effect uPVC front door, tiled floor

W.C: High flush w.c, pedestal wash hand basin, tiled floor

CLOAKROOM

RECEPTION HALL: 23' 3" x 13' 0" (7.09m x 3.96m)

Glazed hardwood front door, reclaimed wooden floor, under stair storage, corner bar, feature fire place with granite hearth and sandstone surround

LIVING ROOM / DINING AREA: 23' 3" x 21' 3" (7.09m x 6.48m) Reclaimed wooden floor, cornicing, feature fireplace with marble surround and granite hearth, double doors to gardens

KITCHEN OPEN TO SITTING ROOM: 24' 6" x 17' 6" (7.47m x 5.33m) Excellent range of high and low level units with granite work surfaces, chrome handles, glazed display units, Belfast sink with chrome mixer tap, integrated fridge freezer, Aga cooker, feature island with granite work surfaces, Chinese slate floor, gallery above, vaulted ceiling

UTILITY ROOM: 8' 9" x 5' 0" (2.67m x 1.52m) Range of units, sink, plumbed for washing machine and dish washer, tiled floor

BEDROOM (1): 20' 0" x 11' 7" (6.1m x 3.53m) **Wooden floor, walk in dresser with spotlighting**

ENSUITE BATHROOM: Free standing bath with telephone hand shower, fully tiled shower cubicle with electric shower, pedestal wash hand basin, low flush w.c, tiled floor, spot lighting

First Floor

LANDING WITH OFFICE/STUDY AREA: Feature fireplace, storage into eaves, spotlighting

BEDROOM (2): 17' 0" x 15' 0" (5.18m x 4.57m)

BATHROOM: Luxury white suite, panel bath with rainwater drench shower, wash hand basin with vanity unit, low flush w.c, partly tiled walls, linen closet

BEDROOM (3): 13' 6" x 12' 0" (4.11m x 3.66m)

ENSUITE SHOWER ROOM: White suite, fully tiled shower cubicle, wash hand basin with vanity unit, eaves storage, spotlighting

BEDROOM (4): 16' 5" x 9' 9" (5m x 2.97m)

Outside

DETACHED GARAGE: 19' 5" x 11' 0" (5.92m x 3.35m)

Plumbed for washing machine and space for tumble dryer

Stunning landscaped gardens laid in lawn with sitting areas. Driveway offering parking for numerous vehicles laid in loose stone.

Overall site C. 0.5 acres





FLOORPLANS



EPC



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