



116 Greystown Avenue  
Upper Malone  
Belfast  
BT9 6UJ

Asking Price  
**£199,950**

**Dougan**

RESIDENTIAL

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



## KEY FEATURES

- Excellent Semi-Detached Family Home
- Superb Upper Malone Location Close To Many Local Amenities
- Many Leading Schools Close At Hand
- Open Plan Kitchen/Dining Room Through To Conservatory
- Three Generous Bedrooms
- Well Appointed First Floor Bathroom
- Fixed Staircase Leading To Floored Roof Space With Light, Power And Velux Window
- Large Private Rear Garden With Patio Area
- Detached Garage
- Driveway Parking
- Oil Fired Central Heating
- Double Glazing
- Early Viewing Advised To Appreciate This Fine Home



## SUMMARY

Semi-detached family home well positioned within an established highly sought-after residential development in Upper Malone, South Belfast. The property benefits from an excellent location close to many leading schools, main arterial routes and public transport services.

Internally the property comprises of a front living room and a spacious kitchen/dining room open to a conservatory on the ground floor. Three bedrooms and a well-appointed bathroom on the first floor. A fixed stairs leads from the first floor landing to floored roof space complete with light, power, heat and Velux window.

The property further benefits from driveway parking, a large private and enclosed rear garden laid in lawn with patio area and a detached garage.

Early viewing is advised to appreciate this fine family home.



## ACCOMMODATION:

### Ground Floor

#### ENTRANCE HALL:

Wooden front door with glazed side window. Under stair storage. Wooden floor.

#### FRONT RECEPTION: 13' 8" x 10' 8" (4.17m x 3.25m)

Feature fireplace with tiled hearth. Wooden floor.

#### LIVING/DINING ROOM OPEN TO CONSERVATORY 22' 7" x 18' 9" (6.88m x 5.72m)

Excellent range of high and low level units, stainless steel sink unit, space for oven with extractor fan over, space for fridge freezer, partly tiled walls and Formica work surfaces.





## First Floor

**LANDING:** Fixed stair case leading to floored roof space

**BEDROOM (1): 11' 7" x 10' 10" (3.53m x 3.3m)**

**BEDROOM (2): 12' 2" x 10' 6" (3.71m x 3.2m)**

**BEDROOM (3): 8' 1" x 7' 9" (2.46m x 2.36m)**

**BATHROOM:** White suite comprising of panel bath with shower over, pedestal wash hand basin, low flush WC, partly tiled walls and hot-press.

## Second Floor

**ROOFSpace:** 14' 1" x 10' 6" (4.29m x 3.2m) Velux window, light, power and heating

## Outside

**GARAGE:** 18' 1" x 9' 3" (5.51m x 2.82m) Plumbed for washing machine, light and power

Front garden.

Tarmac driveway.

Large private and enclosed rear garden with patio area.







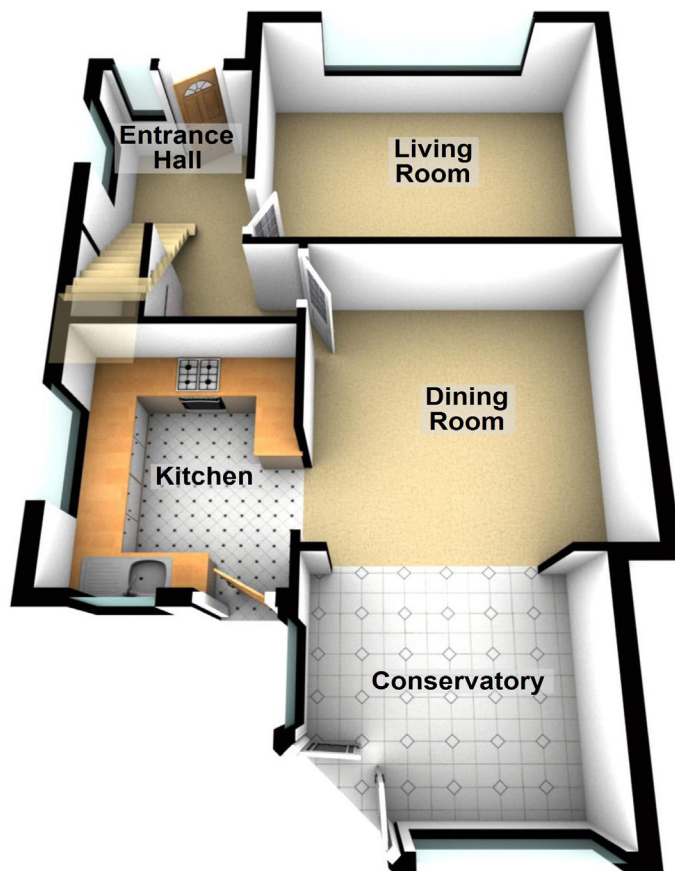




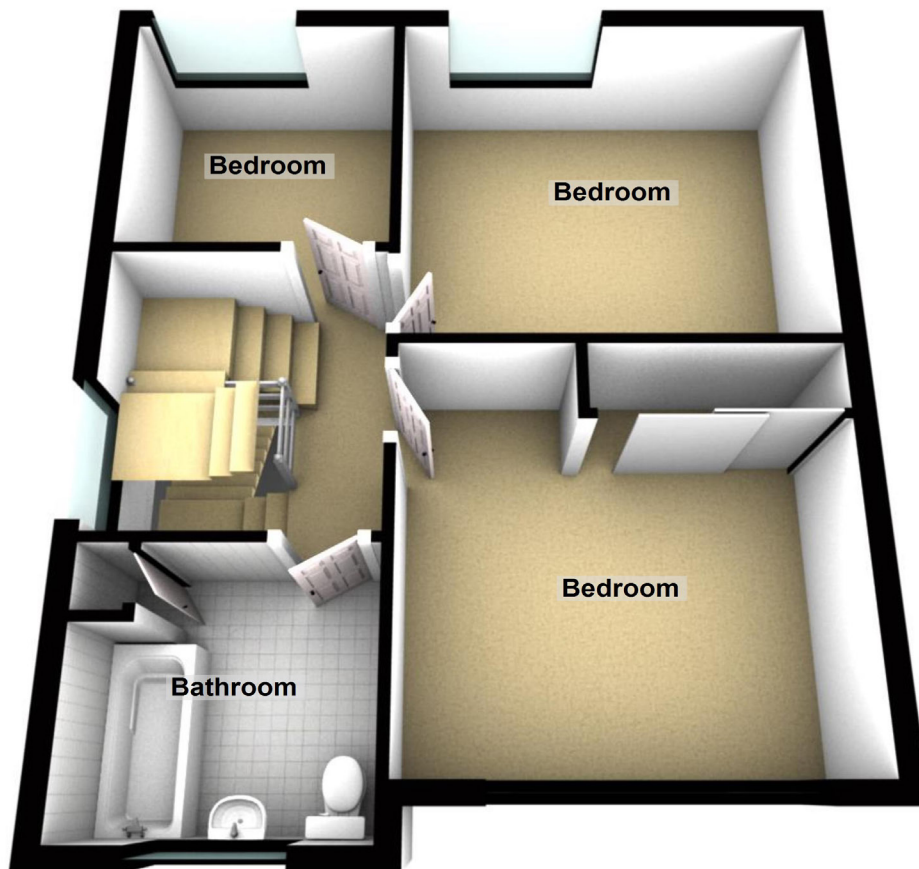


**FLOOR PLANS (NOT TO SCALE)**

**Ground Floor**



**First Floor**



## LOCATION MAP



**LOCATION:** Upper Malone, South Belfast

## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
<b>A</b> 92 plus		
<b>B</b> 81-91		
<b>C</b> 69-80		
<b>D</b> 55-68		65
<b>E</b> 39-54	44	
<b>F</b> 21-38		
<b>G</b> 1-20		
Not energy efficient - higher running costs		



**Dougan**  
RESIDENTIAL

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

Dougan Residential 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 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 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 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 will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.