

Dougan

RESIDENTIAL

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35 Richhill Park

Belfast, BT5 6HG

Asking Price £209,950

KEY FEATURES

- Detached Family Home Positioned In A Quiet Cul-De-SaC
- Excellent Location Close To The Vibrant Ballyhackamore
- Bright And Spacious Living Room
- Separate Family Dining Room
- Kitchen With Dining Area
- Three Generous Bedrooms
- First Floor Family Bathroom
- Downstairs W.C
- Private And Secluded Rear Garden And Patio
- Driveway Parking Leading To A Detached Garage
- Oil Fired Central Heating
- Double Glazed
- Property Requires General Updating
- Early Viewing Advised



SUMMARY

Detached family home located in a quiet cul-de-sac close to Ballyhackamore, in East Belfast. The property enjoys an elevated site and boasts ease of access to a host of local amenities, public transport services and main arterial routes.

The property requires general updating and comprises of a bright and spacious living room, dining room, kitchen with dining area and downstairs w.c on the ground floor. Three generous bedrooms and a family bathroom are to the first floor.

The property further benefits from a private and secluded rear garden and patio. Early viewing is advised to appreciate the potential this fine family home has to offer.

ACCOMMODATION:

Ground Floor:

ENTRANCE HALL: Wooden front door, cornicing, wooden panelling

W.C CLOAKROOM: Low flush w.c, wash hand basin

LIVING ROOM: 16' 8" x 10' 2" (5.08m x 3.1m)

Fireplace, double doors to rear garden

DINING ROOM: 15' 5" x 10' 10" (4.7m x 3.3m)

KITCHEN WITH DINING AREA : 15' 3" x 10' 0" (4.65m

x 3.05m) Range of high and low level units, stainless steel sink unit, breakfast bar, space for oven and hob, partly tiled walls, space for fridge freezer, plumbed for washing machine

First Floor :

LANDING: Roof space access

BEDROOM (1): 13' 2" x 9' 6" (4.01m x 2.9m) Built in furniture

BEDROOM (2): 13' 3" x 9' 5" (4.04m x 2.87m) Built in furniture

BEDROOM (3): 10' 1" x 6' 7" (3.07m x 2.01m)

BATHROOM: Coloured suite comprising of a panel bath with electric shower over, pedestal wash hand basin, low flush w.c, hot press

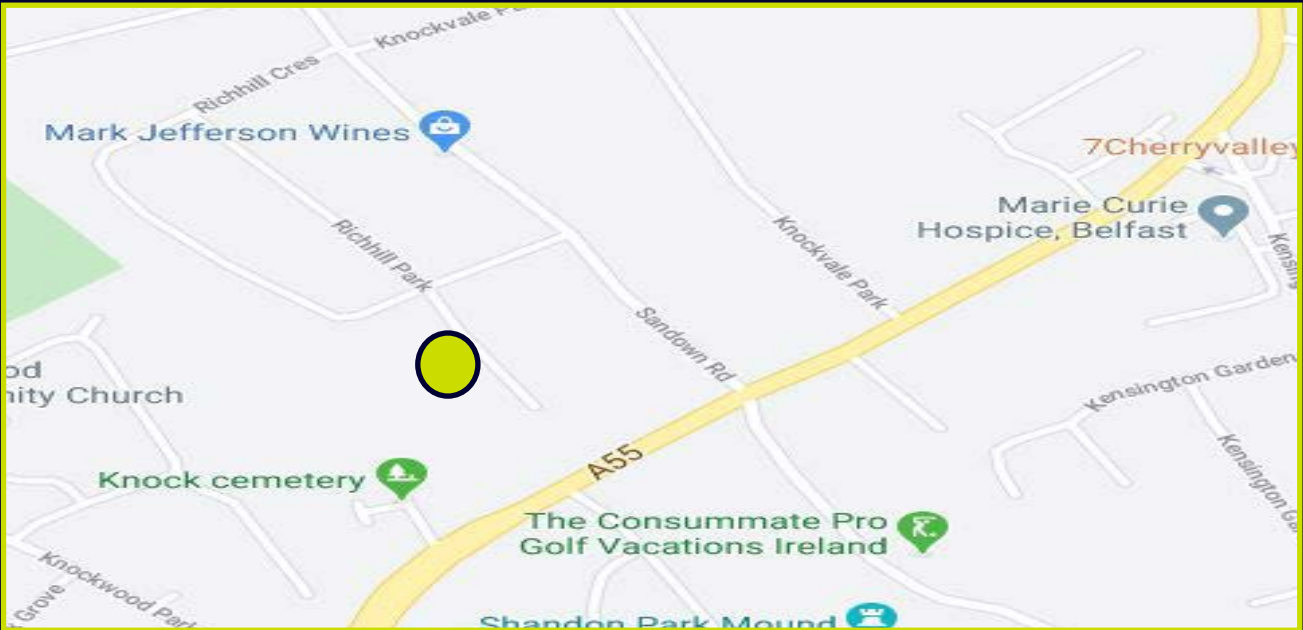
Outside

DETACHED GARAGE: Driveway parking. Front garden in lawn with mature shrubs. Rear garden laid in lawn with mature shrubs and trees. Partially covered patio.

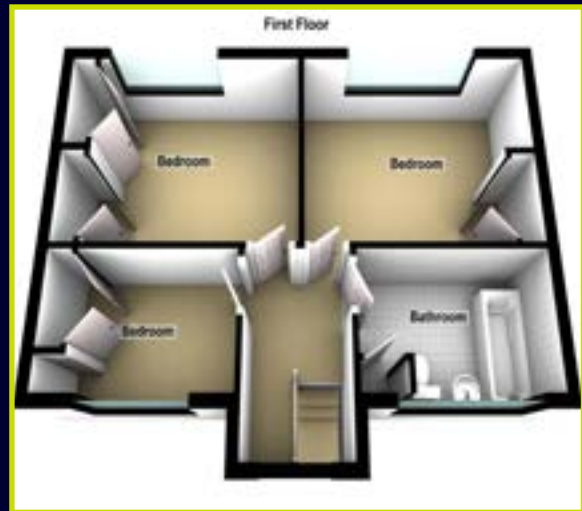




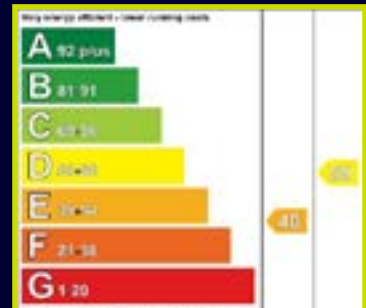
LOCATION MAP



FLOOR PLANS (NOT TO SCALE)



EPC



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