

Dougan

RESIDENTIAL

Telephone 028 9030 8855
douganproperty.com



5 St Annes Close, Blacks Road
Belfast, BT10 0PR

Asking Price £209,950

KEY FEATURES

- Stunning End Townhouse In A Well Established & Popular Development
- Quiet Cul De Sac Position
- Excellent Location Off The Blacks Road
- Many Leading Schools Close At Hand
- First Floor Living Room With Wood Burning Stove & Balcony
- Modern Kitchen With Excellent Dining Area & Juliet Balcony
- Four Generous Bedrooms (Master With Ensuite)
- Fourth Bedroom / Second Reception Option
- Luxury Family Bathroom
- Utility Room
- W.C On Ground & First Floors
- Private Enclosed Rear Garden Laid In Lawn With Raised Decking
- Brick Paviour Driveway & Integral Garage
- Gas Heating
- Double Glazing



SUMMARY

Stunning end townhouse situated in a popular residential development just off the Blacks Road. Positioned within a cul-de-sac, the property occupies an excellent site within the development. The property benefits from an excellent location with many local amenities and leading schools close at hand. Main arterial routes such as the M1 Motorway are easily accessible.

With adaptable and spacious accommodation over three storeys, this townhouse boasts all the attributes of modern living. Internally the property comprises of a utility room, w.c cloakroom, integral garage and fourth bedroom / second reception on the ground floor.

The first floor features a w.c, living room with wood burning stove and access to a balcony with sitting area and a modern kitchen with excellent dining area. A further three bedrooms (master with luxury ensuite shower room) and a family bathroom in a contemporary white suite are located on the second floor.

The property further benefits from a brick paviour driveway, leading to an integral garage, a private rear garden laid in lawn with decking, gas fired central heating and double glazing. Early viewing, strictly by appointment, is recommended to appreciate this stunning family home.

ACCOMMODATION:

Ground Floor

ENTRANCE HALL: High gloss laminate wooden floor

INTEGRAL GARAGE: Light & power

UTILITY ROOM: 10' 8" x 6' 1" (3.25m x 1.85m) Range of units, stainless steel sink unit, plumbed for washing machine, space for tumble dryer, back door

BEDROOM (4) / SECOND RECEPTION: 13' 7" x 10' 9" (4.14m x 3.28m) Tiled floor, double doors to rear garden

W.C.: Low flush w.c, wash hand basin with chrome taps and tiled splash back, tiled floor

CLOAKROOM

First Floor

KITCHEN WITH DINING AREA: 17' 4" x 11' 1" (5.28m x 3.38m) Excellent range of high gloss Oak effect units with chrome handles, feature under lighting, work surfaces with matching upstand, breakfast bar, five ring gas hob and oven with chrome extractor fan and glass canopy over, integrated dish washer, space for American style fridge freezer, spot lighting. sliding doors to Juliet balcony

LIVING ROOM: 17' 5" x 13' 1" (5.31m x 3.99m) Wood burning stove with granite hearth and sleeper matle, wooden floor, balcony access

CLOAKROOM

W.C.: Low flush w.c, pedestal wash hand basin with tiled splash back and chrome taps, tiled floor

Second Floor

MASTER BEDROOM: 10' 9" x 10' 5" (3.28m x 3.18m) Built in mirror robes

ENSUITE SHOWER ROOM: Fully tiled shower cubicle (double size), low flush w.c, wash hand basin with chrome taps, spot lighting, tiled floor, fully tiled walls

BEDROOM (2): 13' 1" x 7' 6" (3.99m x 2.29m)

BEDROOM (3): 13' 1" x 9' 5" (3.99m x 2.87m)

BATHROOM: Panel bath with chrome taps, low flush w.c, pedestal wash hand basin with chrome taps, tiled floor, tiled walls, spot lighting

Outside

Private enclosed rear garden laid in lawn with decking and timber fencing.

Brick paviour driveway to front leading to integral garage. Front garden laid in lawn. Front and rear outside taps and outdoor power outlet.









FLOOR PLANS
(NOT TO SCALE)



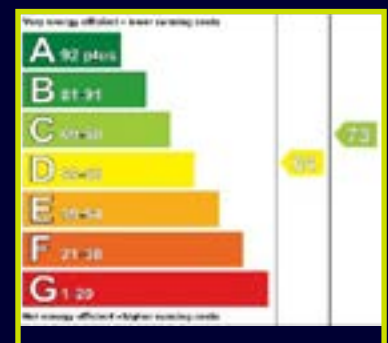
LOCATION MAP



DIRECTIONS : Travelling down the Blacks Road from the Old Golf Course Road junction, St Annes is the first development on the right hand side.



EPC



Dougan
RESIDENTIAL

6 Orpen Shopping Centre Upper Lisburn Road
Belfast BT10 0BG
Telephone 028 9030 8855
Email info@douganproperty.com
Web 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.