

# Dougan

RESIDENTIAL

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[douganproperty.com](http://douganproperty.com)



**3 Glenholm Avenue**  
Belfast, BT8 6LU

**Asking Price £195,000**

## KEY FEATURES

- Well Presented, Extended, Semi-Detached Family Home
- Excellent Location Close To Many Shops And Amenities
- Belfast City Centre Easily Accessible
- Bright And Spacious Through Lounge
- Kitchen Within Dining Area
- Sun Room With Southerly Aspect
- Three Generous Bedrooms
- Well Appointed First Floor Bathroom
- Private And Enclosed South Facing Rear Garden With Patio
- Driveway Parking
- Detached Garage
- Gas Heating / Double Glazing
- Well Established And Popular Development
- Early Viewing Recommended



## SUMMARY

Very well presented, extended, semi-detached family home. The property is perfectly positioned and offers ease of access to many local shops and amenities. Belfast City Centre is easily accessible and main arterial routes and public transport services and close at hand.

The property has been maintained to an excellent standard by the present owners. The accommodation briefly comprises of a bright and spacious through lounge, a modern kitchen within dining area and sunroom off. A well appointed family bathroom and three bedrooms are to the first floor.

The property benefits from a private, enclosed south facing rear garden laid in lawn with a raised patio and driveway parking leading to a detached garage. Early viewing is advised to appreciate this fine family home.



## ACCOMMODATION:

### Ground Floor

**ENTRANCE PORCH:** Sliding door

**ENTRANCE HALL:** Mahogany front door, tiled floor, cornicing, under stair storage

**THROUGH LOUNGE:** 23' 4" x 11' 3" (7.11m x 3.43m)  
Feature gas fire with granite hearth and wooden mantle. Double doors to sun room

**KITCHEN WITH DINING AREA:** 12' 5" x 7' 7" (3.78m x 2.31m) Excellent range of Beech kitchen units, with chrome handles, stainless steel sink unit, integrated four ring induction hob, integrated Belling double oven, plumbed for dishwasher and washing machine, integrated fridge freezer, partly tiled walls, spot lighting

**FAMILY ROOM:** 14' 5" x 9' 6" (4.39m x 2.9m) Wood strip flooring, storage

### First Floor:

**LANDING:** Access to a floored and insulated roof space with Velux window, light and power

**BATHROOM:** Panel bath with chrome taps and shower over, wall hung wash hand basin with chrome taps, low flush w.c, linen closet, heated towel rail, fully tiled walls, tiled floor

**BEDROOM (1):** 11' 7" x 10' 5" (3.53m x 3.18m)

**BEDROOM (2):** 11' 3" x 10' 5" (3.43m x 3.18m) Wood strip flooring

**BEDROOM (3):** 8' 0" x 7' 8" (2.44m x 2.34m) Built in storage

### Outside

**DETACHED GARAGE:** 18' 0" x 8' 9" (5.49m x 2.67m)  
With light, power and plumbed for washing machine. Driveway parking. Private and enclosed south facing rear garden with raised patio mature shrubs and hedges. Well tended front garden in lawn.

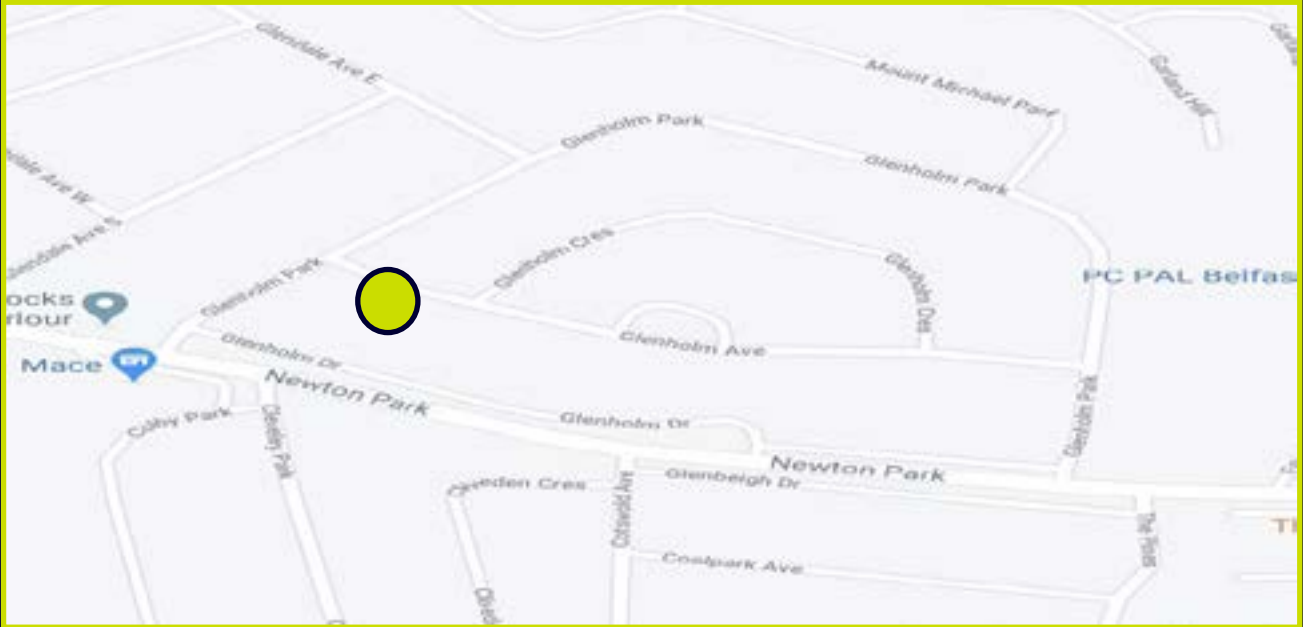








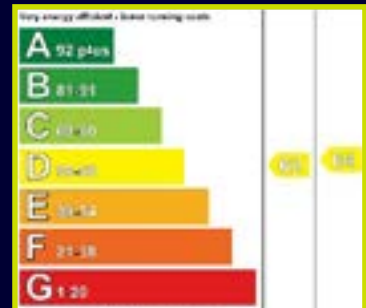
## LOCATION MAP



## FLOOR PLANS (NOT TO SCALE)



## EPC



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