

# Dougan

RESIDENTIAL

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1 Diamond Grove, Diamond Gardens  
Belfast, BT10 0HW

Asking Price £235,000

## KEY FEATURES

- Stunning End Townhouse Located just Off Diamond Gardens
- Quiet Cul-De-Sac Position In A Well Established Development
- Belfast City Centre Easily Accessible By Bus Car Or Rail
- Walking Distance To Finaghy Village
- Bright And Spacious Living Room
- Modern Kitchen With A Range Of Integrated Appliances And Excellent Dining Area
- Three Bedrooms ( Master With Ensuite)
- Luxury First floor Shower Room
- Private And Enclosed Rear Garden With Decking
- Oil Fired Central Heating
- Double Glazing
- Early Viewing Advised



## SUMMARY

Stunning end townhouse perfectly positioned within a quiet development just off Diamond Gardens in South Belfast. The property is located within walking distance to Finaghy Village and offers ease of access to main arterial routes and public transport services such as Finaghy Railway Halt.

The property has been maintained to an exceptional standard and has enjoyed modernisation and updating in recent years. The accommodation briefly comprises of a bright and spacious living room and modern kitchen with a range of integrated appliances open to an excellent dining area. To the first floor are three bedrooms (master with luxury ensuite) and a contemporary shower room.

This fine home further benefits from a private and enclosed low maintenance rear garden with decking, ideal for year round entertaining.

Early viewing is highly recommended to avoid disappointment.



## ACCOMMODATION:

### Ground Floor

**ENTRANCE HALL:** Composite front door, carefully designed under stair storage, wooden floor

**LIVING ROOM:** 19' 3" x 11' 4" (5.87m x 3.45m)

Feature fire place with granite hearth, wooden floor

**KITCHEN WITH DINING AREA:** 18' 4" x 10' 3"

(5.59m x 3.12m) Excellent range of high gloss units

with silestone grey quartz work surfaces and matching upstands, integrated five ring gas hob, stainless steel sink unit with chrome mixer tap, integrated double fridge freezer, integrated washing machine, integrated dishwasher, tiled floor, spot lighting, double doors to rear garden

### First Floor:

**LANDING:** Hot press

**BEDROOM (1):** 16' 9" x 11' 4" (5.11m x 3.45m) Built double mirror robes and additional storage

**ENSUITE SHOWER ROOM:** Fully tiled shower cubicle, low flush w.c, wash hand basin with chrome taps, wall hung heated chrome towel radiator

**BEDROOM (2):** 12' 7" x 11' 4" (3.84m x 3.45m)

**BEDROOM (3):** 8' 6" x 6' 6" (2.59m x 1.98m) Built in storage

**SHOWER ROOM:** Fully tiled shower cubicle, low flush w.c, wall hung wash hand basin with chrome taps and vanity unit, mirrored cabinet with LED lighting. tiled floor, partly tiled walls, vertical chrome radiator

### Outside

Front garden laid in lawn. Private and enclosed low maintenance, paved rear garden, decking with lighting, mature shrubs. garden, decking with lighting, mature shrubs.

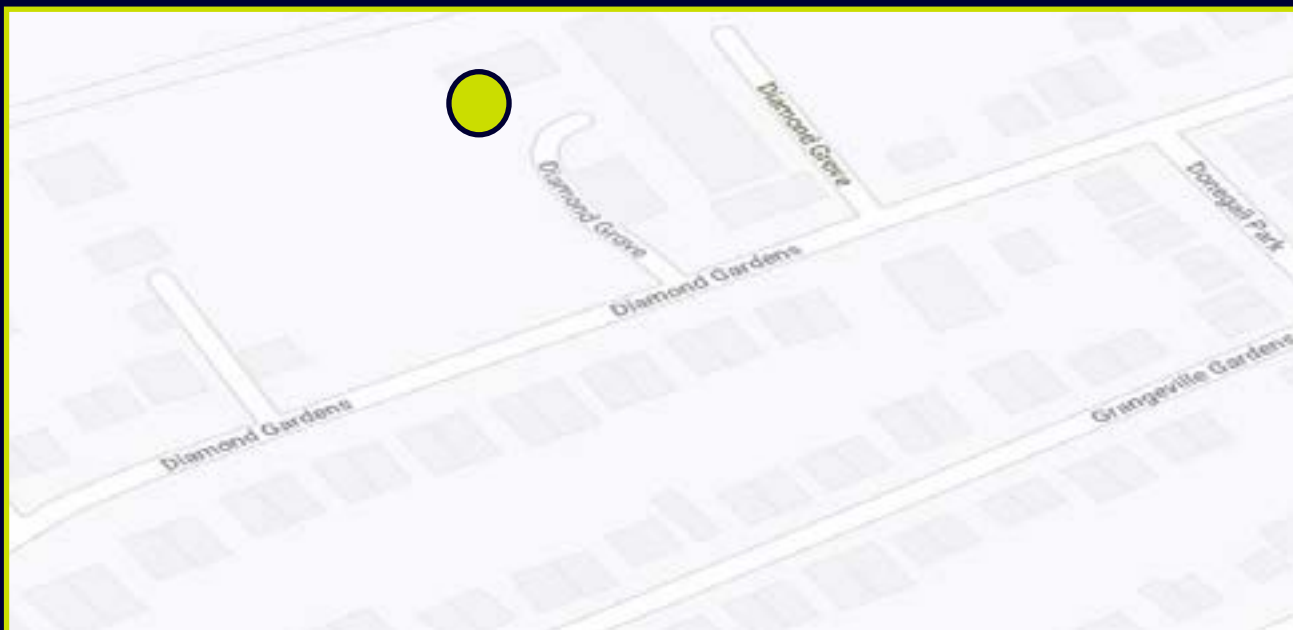




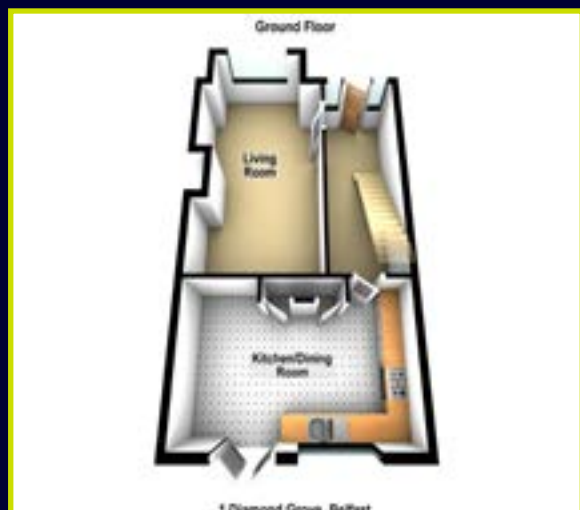




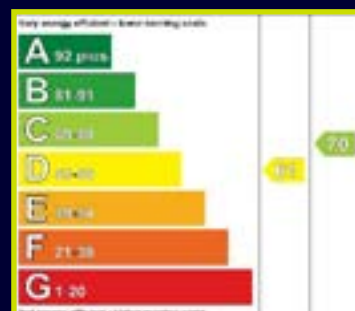
## LOCATION MAP



## FLOOR PLANS (NOT TO SCALE)



## EPC



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