

# Dougan

RESIDENTIAL

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**128a Greystown Avenue**  
Belfast, BT9 6UL

**Asking Price £325,000**

## KEY FEATURES

- Stunning Detached Family Home Extending To C. 2000 Sq FT
- Quiet Upper Malone Location
- Many Leading Schools Close At Hand
- Family Room With Doors To Rear Garden
- Stunning Open Plan Kitchen / Living / Dining
- Four Double Bedrooms ( Master With Luxury Ensuite )
- First Floor Luxury Bathroom
- Additional Separate Shower Room
- Downstairs W.C
- Utility Room
- Private And Enclosed South Facing Rear Garden
- Driveway Parking
- Gas Heating / Double Glazing
- Early Viewing Advised To Appreciate This Fine Home



## SUMMARY

Stunning detached family home located in a quiet cul-de-sac in Upper Malone, South Belfast. The property benefits from an excellent location close many leading primary, secondary and grammar schools, Lady Dixon Park, Barnett's Demesne and Mary Peters Track.

Deceptively spacious the accommodation briefly comprises of a stunning, recently fitted kitchen open to a large family living / dining area, a separate family room, utility room and w.c on the ground floor.

The first floor features two double bedrooms ( master with luxury ensuite ) and a separate family bathroom. A further two double bedrooms and a luxury shower room are to the second floor.

The property further benefits from a private and enclosed south facing rear garden laid in artificial grass and paving and driveway parking for several cars.

Early viewing is advised to appreciate this fine family home.

## ACCOMMODATION:

### Ground Floor

**ENTRANCE HALL:** Pvc front door, wood effect tiled flooring, under stair storage

**FAMILY ROOM: 20' 3" x 11' 6" (6.17m x 3.51m)**

Double doors to rear garden, wood burning stove with stone mantle and granite hearth, wood strip flooring

**KITCHEN OPEN TO LIVING / DINING : 33' 0" x 18' 5" (10.06m x 5.61m)** (Measurement at widest points)

Stunning range of high and low level units with chrome handles, granite work surfaces with matching upstands and splash back, stainless steel sink unit, wine rack, glazed display cabinet, feature under lighting, integrated four ring halogen hob and double oven, extractor fan over, space for American style fridge freezer, integrated dishwasher

**UTILITY ROOM: 8' 2" x 5' 5" (2.49m x 1.65m)** Range of high and low level units, chrome handles, plumbed for washing machine, space for tumble dryer, stainless steel sink unit, tiled floor

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

### First Floor

#### LANDING:

**BEDROOM (1): 15' 1" x 12' 8" (4.6m x 3.86m)** Built in double robes, feature corner window

**ENSUITE SHOWER ROOM:** Shower cubicle, pedestal wash hand basin with chrome taps, low flush w.c, heated chrome towel radiator, tiled floor, partly tiled walls, spot lighting

**BEDROOM (2): 13' 8" x 9' 3" (4.17m x 2.82m)** Built in double mirror robes

**BATHROOM:** Luxury suite comprising of a fully tiled shower cubicle, panel bath, pedestal wash hand basin with chrome taps, low flush w.c, heated chrome towel radiator, partly tiled walls, tiled floor, spot lighting

#### Second Floor

**BEDROOM (3): 14' 7" x 11' 6" (4.44m x 3.51m)** Velux window, built in full length storage

**BEDROOM (4): 14' 6" x 11' 4" (4.42m x 3.45m)** Velux window

**SHOWER ROOM:** Fully tiled shower cubicle, low flush w.c, pedestal wash hand basin with chrome taps, heated chrome towel radiator, tiled floor, partly tiled walls, spot lighting

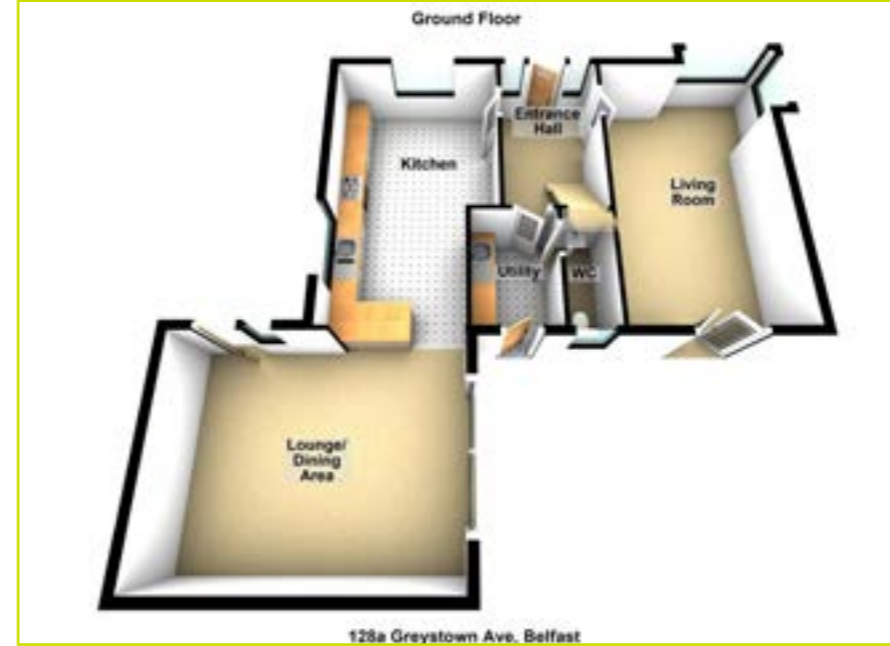
#### Outside

- Private and enclosed south facing rear garden with timber fencing. Laid in artificial grass and paving for low maintenance.
- Front garden paid in artificial grass with feature paviour path to front door.
- Driveway parking for several cars.

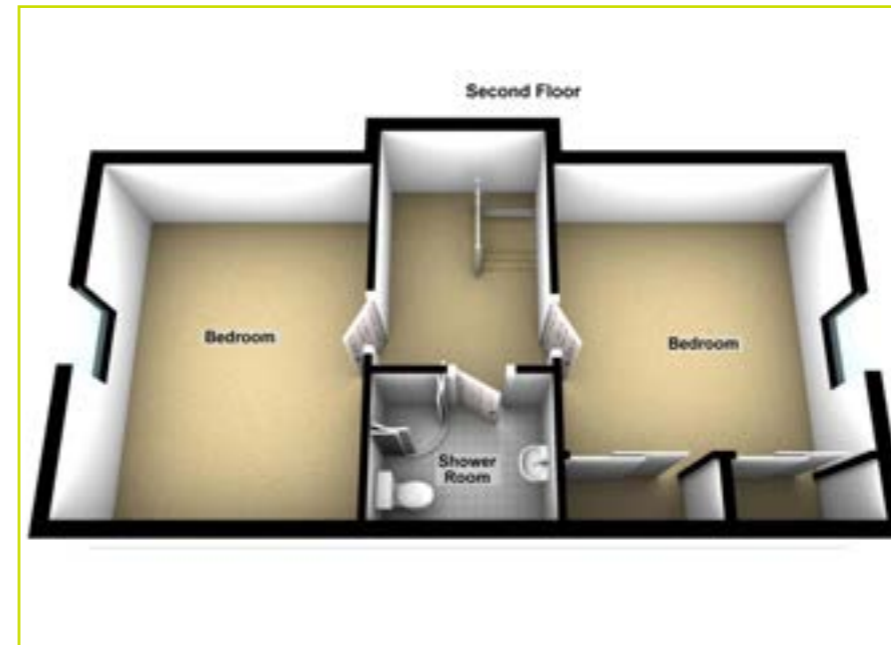
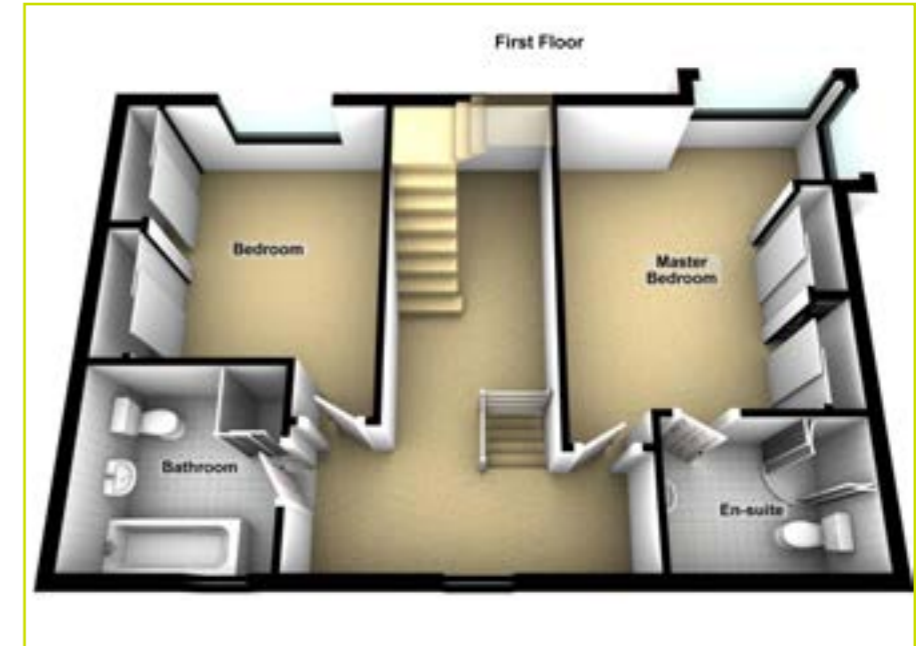








**FLOOR PLANS**  
(NOT TO SCALE)



## LOCATION MAP



**DIRECTIONS :** Travelling up Greystown Avenue from Upper Malone, 128a is located on the left hand side.



## EPC



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